



OVERSEAS BUILDINGS OPERATIONS MANAGEMENT INFORMATION FORUM

MAY 25, 2006
RENAISSANCE HOTEL
WASHINGTON, DC





OBO's Management Information Forum

- Introduction
- Administrative Issues
- Greetings





OBO's Management Information Forum

How It Will Be Conducted

- DIR/COO will chair
- Issue Champions (senior staff) will make key presentations (14)
- A question/answer period will follow each presentation
- Minutes will be taken by a professional recorder
- ENR Reporter is here to cover this “first of its kind” event
- Will break for lunch (1200) between sessions





OBO's Management Information Forum

Some Quick Facts

- OBO will have a \$14+ billion program going forward
- OBO is now delivering 12 new Embassies/Consulates per year vs. 1 in 2001
- OBO's new construction program is rated 97% effective by OMB
- OBO has achieved a solid "green" status as DOS's overseas Real Property Manager
- The Congress has tripled funding for OBO programs since 2001
- OBO has an award-winning Industry Advisory Panel
- OBO utilizes industry best practices and monthly accountability and performance reviews





OBO's Management Information Forum

Some Realities

- OBO's work is in all parts of the world
- OBO's mandate from the Department, OMB, and the Congress is to get our people serving overseas into safe and secure facilities ASAP
- OBO utilizes a standard design D/B delivery method on most projects
- OBO utilizes a firm fixed-price contract and does its own project supervision
- OBO has no favorite firms for design or construction
- OBO has changed the corporate culture for this DOS function
- OBO has a fair and disciplined management focus





OBO's Management Information Forum

Why This Forum?

- We must ensure that the new Corporate Culture is understood by all.
- We want open and transparent communication between all parties.
- We want our industry partners to know that the “playing field” is level.
- I want my team to articulate the program’s focus as well as I.
- We want you to leave today with total clarity of how our overseas program will be conducted.
- We want you to see a real opportunity to help the U. S. Government and your firm.
- We must ensure that a good and clear contract is in place and all should read it.





OBO's Management Information Forum

Williams 20

1. **MOVE** to a true risk allocation process that is fair, clear and acceptable to all parties.
2. **AVOID** adding a non-traditional scope of work to the general contractor's Design-Build team.
3. **ALLOW** specialty contractors to perform highly sensitive and special work (separate contract).
4. **REPRESENT** to the Design-Build team that all "*Rights of Passage*" issues have been handled so they will not impact an orderly construction process. (e.g. host country requirements)
5. **MOVE** to provide simple, clear and firm RFP language for procurement.
6. **ENSURE** estimates are derived from empirical data extracted from normal conditions.
7. **MOVE** Value Engineering to the planning phase of Project Development.
8. **LOOK** for Project Directors who can create and maintain a strong team.
9. **PAY** more attention to the quality of the Design-Build team's on-site staffing.
10. **FIX** customer expectations at the pre-construction session and control them through the construction period.





OBO's Management Information Forum

Williams 20

11. **DELIVER** a building site that is ready for construction now.
12. **MAKE** the Standard Design (SED) a true “site adaptation” vehicle.
13. **MOVE** to a “TRUE” Design-Build delivery method for our NECs by providing the Design-Build team a standard design that equals approved construction document.
14. **INCREASE** emphasis on smart, energy efficient, and sustainable building going forward.
15. **HELP** bring the procurement team to the “new ways to think, new ways to build” mentality.
16. **DEAL** appropriately with change orders immediately (set time periods in the early stages of the process).
17. **DESIGN** reviews must be expedited and cannot generate requirements that add to scope without identifying funding and allowing time extension.
18. **CONSIDERATION** must be given to the “how-to” for Operations and Maintenance in the planning phase of our projects.
19. **ADD** a commissioning staff to the on-site team and ensure that this staff is an active participant in pre-construction.
20. **BEGIN** to get serious about the use of public-private partnerships to assist with some of our work.





Overseas Buildings Operations

Management Information Forum **Ready-to-Build Sites**

Keith Wilkie

May 25, 2006





Ready-to-Build Sites

The Goal

Ideally, OBO would acquire only sites that are ready-to-build.

- Well-located sites that easily accommodates our planned program with:
 - Roads/Access in place.
 - No additional land acquisition required.
 - Utility infrastructure in place and to the site.
 - No occupants or buildings on site.
 - No environmental, historical or archaeological issues.
 - No third-party claims – clear title.
 - No topographic challenges.
 - No subsurface, flood or other natural hazards issues.
 - Zoning/Planning permits and approvals in place.





Ready-to-Build Sites

The Reality

Ready-to-Build Sites are not always available.

- Our choices for sites may be limited by:
 - Geography – rivers, oceans, mountains
 - Market conditions and land values
- All things considered, the best site to purchase *may not be ready*.
- OBO addresses outstanding issues in various ways:
 - Gain support/assistance from local and national governments
 - Sellers agree to do some work as part of the site acquisition.
 - OBO contracts for portions prior to awarding Design/Build contract.
- In any case, OBO will deliver a site ready-to-build.





Ready-to-Build Sites

What OBO Will Deliver

- **OBO will provide:**
 - Planning and zoning approvals for the intended development.
 - Host government authorization for USG diplomatic use.
 - Host government certification of no known outstanding civil aviation, cultural, historical, archaeological issues regarding the site.
 - Site legally registered/titled in the name of the U.S.A.
 - Site free of unresolved restitution or 3rd party property claims.
 - Subsurface investigations and foundation recommendations.
 - Proposed grading plan.
 - Survey of boundaries, topography and utilities.
 - Easements, rights of way and roadways to provide access.
 - Utility infrastructure up to the site.
 - Remedies to post-award on-site discoveries.





Ready-to-Build Sites

What OBO Will Deliver

- **Ready-to-Build Sites will be:**
 - Secured until handover to the design/build contractor.
 - Cleared and grubbed.
 - Free of environmental hazards.
 - Cleared of unexploded ordinance.
 - Free of buildings, foundations or other structures.
 - Cleared of squatters and any legal occupants.
 - Cleared of debris and trash dumps visible on the surface.

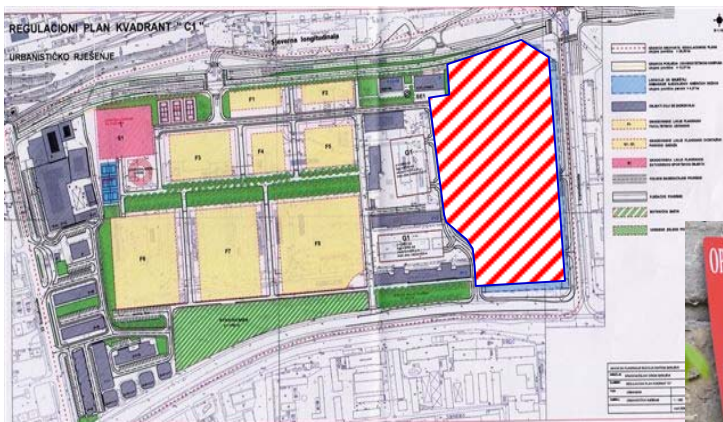
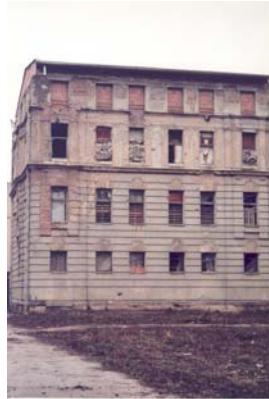




Ready-to-Build Sites

Example

Exceptional site - but not “Ready-to-Build”. Derelict former university buildings all over site, war-related unexploded ordinance throughout. Operating city steam lines located under the site. Occupants needed relocating, additional road needed.





Ready-to-Build Sites

Example Delivery Solution

Seller contracted for de-mining, demo, clearing, utility relocation, new roads.





OBO Management Information Forum

Questions





Overseas Buildings Operations

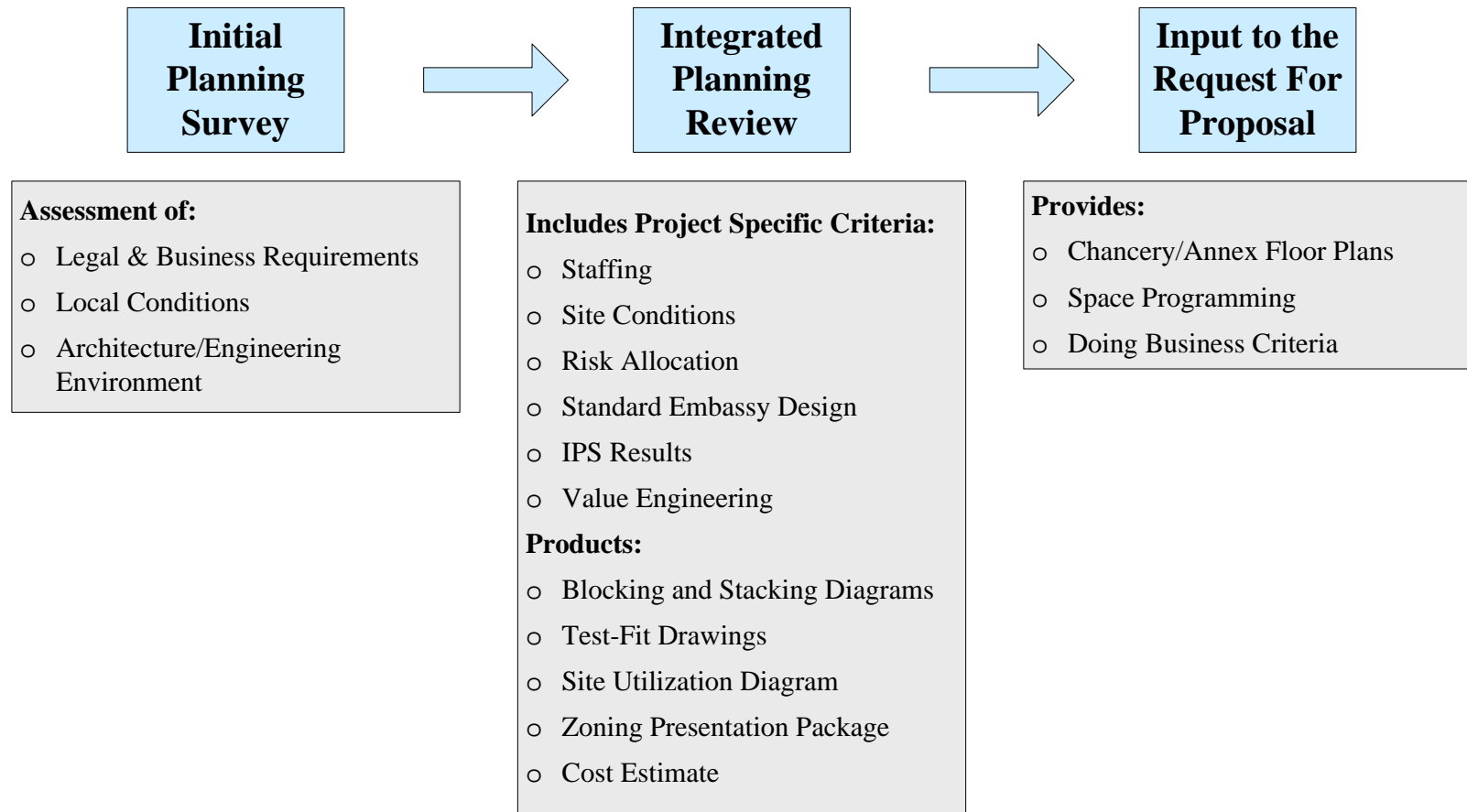
Management Information Forum **Project Planning Discipline**

Marcus Hebert





The Disciplined Planning Process





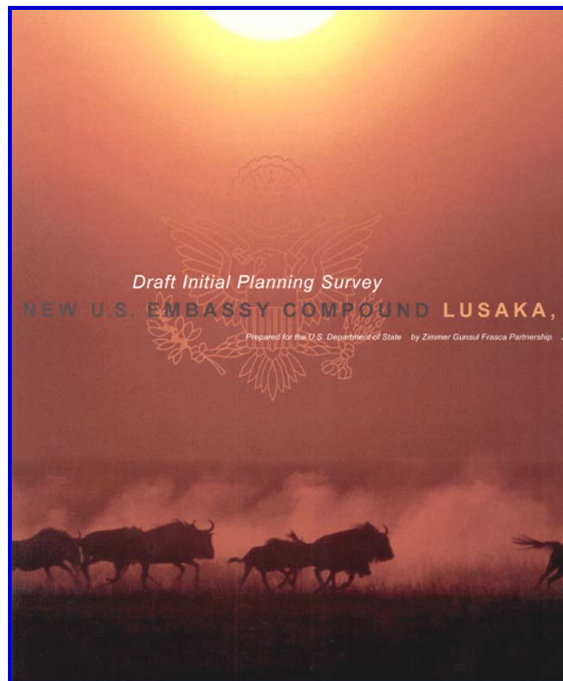
Initial Planning Survey

The **Initial Planning Survey** (IPS) is prepared on each project to understand the local conditions, cost, living, government, etc. that might impact a potential construction project.





Initial Planning Survey



Assessment of:

- Legal & Business Requirements
- Local Conditions
- Architecture/Engineering Environment

Represent...*host country requirements*
Williams #4





Integrated Planning Review

The **Integrated Planning Review (IPR)** expands the analysis begun under the IPS and includes, real estate due diligence deliverables, the Space Requirements Program (SRP), a series of site and floor plan diagrams, and cost estimates.







Integrated Planning Review

“MOVE” Value Engineering to the Planning process.
(Williams #7)





Zoning Package



AERIAL PERSPECTIVE



UNITED STATES DEPARTMENT OF STATE
OVERSEAS BUILDING OPERATIONS

NEW EMBASSY COMPOUND





Host Government Approval

Letter to the Government

Letters from the Host Government

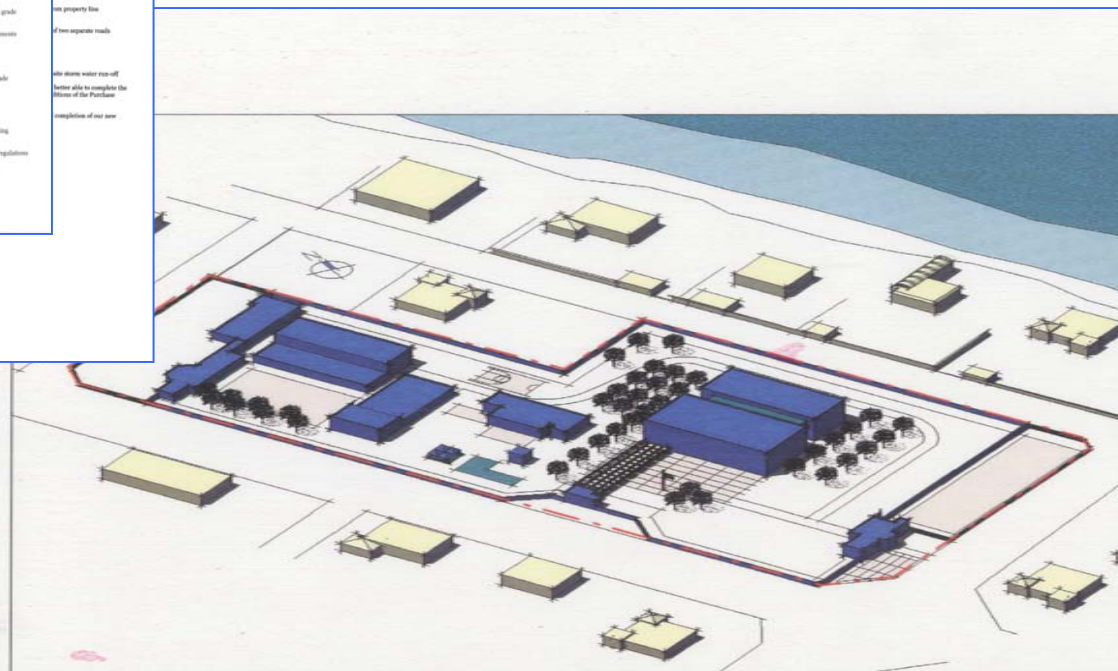
June 3, 2001

Antoine Kadi, Min
Directeur du Travaux et de l'Urbanisme
Directeur du Travaux et de l'Urbanisme
Ministère de l'Environnement, de l'Urbanisme et de l'Urbanisme
Djibouti, Djibouti

Dear Madam:

The U.S. Embassy Djibouti respectfully requests confirmation and approval of the attached conceptual site plan for all national, local or other government authorities in the following terms as they pertain to the parcel of land No. 1000-0000 (P.O. 1000) located in the Business District of Djibouti, Djibouti:

1. Zoning Requirements
 - generally used residential
 - require zoning change to diplomatic compound use prior to purchase of property
 - zoning use group of all adjacent properties
2. Maximum Building Height
 - minimum building height for New Office Building is 10 meters above finished grade
3. Maximum Floor to Area Ratio
 - U.S. Embassy requires a waiver from any restrictive floor to area ratio requirements
4. Maximum Building Area Under Roof
 - U.S. Embassy requires a waiver from any restrictive floor to area ratio requirements
5. Maximum Height Perimeter Wall
 - U.S. Embassy requires minimum wall height at 1.75 meters above finished grade
 - approved required for both wall and roof garden fence
6. Open Green Space and Landscaping Requirements
 - U.S. Embassy will provide a minimum of 1 tree per person
7. Parking Lot Requirements
 - U.S. Embassy will provide official visitor parking and U.S. Embassy staff parking
8. Historic District Regulations and Neighborhood Consistency
 - U.S. Embassy requires a waiver from any existing and/or soon to be enacted regulations or covenants which would be restrictive to a diplomatic compound use
9. Minimum Property Line Setbacks for Building Structures
 - U.S. Embassy requires minimum setback of 10 meters from property line



Very truly yours,

Signature

The Minister of Economy
FINANCES AND ECONOMIC PLANNING
& COORDINATION OF INVESTMENTS

TRANSLATION

MINISTRE DE L'ECONOMIE
FINANCES ET PLANIFICATION
ET COORDINATION DES INVESTISSEMENTS

2 - Maximum height of buildings

- My services have already answered (letter of 14/05/2001) your question relating to the limitation of height to be requested, regarding the various elements to be built within the diplomatic compound.

3 - Height of access

- No objection

4 - Height of fence

- The height of 2.75 m is in principle agreed. However, the built elements overhanging the perimeter (service sheds) should not have direct view in the rear of the adjacent properties as to preserve the required privacy of the neighbourhood.

5 - Green spaces

- No objection

TRANSLATION

REPUBLIC OF DJIBOUTI
Djibouti - Djibouti

MINISTRE DE L'ECONOMIE
FINANCES ET PLANIFICATION
ET COORDINATION DES INVESTISSEMENTS

N° 1000-0000
Djibouti, 13^e June 2001

TO

H.E. Madame Ambassador of the United States of America
Sent via the Minister of Foreign Affairs and International Cooperation

Excellency,

Within the framework for the finalization of the file concerning the purchase of a parcel of land in Djibouti for the building of the United States Embassy compound, the Government of the Republic of Djibouti asks you to take note of the following:

- 1) The Djibouti Government is giving its guarantee that there will not be any hindrance to access to the property.
- 2) A location plan (showing in two colors blue and red) the two acres made to the property is attached in accordance with the purchase agreement signed by the two respective governments.
- 3) Regarding the construction timeframe of 2 years provided by the Article and Conditions of the State Domain regulations, the Government of the Republic of Djibouti gives its approval not to take this time consideration (will not apply - there).

Sample Site Plan





Cost Estimating

- Structured disciplined process that includes Risk Allocation (Williams #1)
- Budget development – realistic budget estimates
- Market research addresses local market conditions (Williams #6)
- Cost escalation is researched through various recognized industry resources (Williams #6)





Input to the RFP

Products developed during the Planning Process incorporated into the Design/Build Request for Proposals:

- Test-Fits plans for Chancery and Annex Buildings
- Site Utilization Diagram
- Tax Relief Criteria
- Due Diligence – Surveys, Topographic, Geotechnical, Boundary and Environmental (if required)
- Space Requirements Program
- Other Project Specific Requirements







Input to the RFP Test-Fit

SBU Drawing Not Available





Planning Drives the Budget





OBO Management Information Forum

Questions





Overseas Buildings Operations

Management Information Forum **Standard Embassy Design**

William Miner





Standard Embassy Design





Standard Building Sizes



**Small
Embassy**

Typical Size: 4,300 gsm
Construction Cost: \$50 million
Design Adaptation: 6 months
Construction Duration: 15 months



**Medium
Embassy**

Typical Size: 7,400 gsm
Construction Cost: \$75 million
Design Adaptation: 6 months
Construction Duration: 24 months



**Large
Embassy**

Typical Size: 11,300 gsm
Construction Cost: \$97 million
Design Adaptation: 8 months
Construction Duration: 28 months





SED Key Features

- Prototype design, site adapted to meet post specific requirements
- Building shell can be expanded or contracted per space requirements program
- Flexible interior permits custom fit-out and future space changes
- Design-Build delivery process results in cost and time reductions
- Standard RFP documents allow contractors to prepare multiple bid packages simultaneously.



Standard Site Master Plan

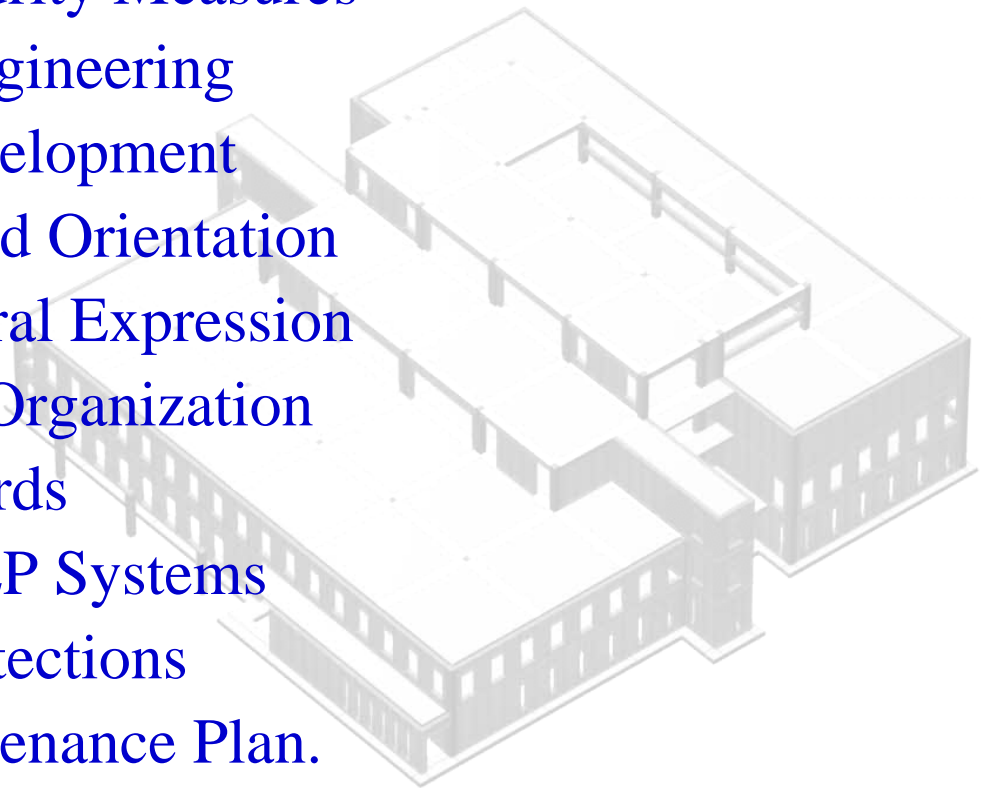
- Chancery Office Building
- Annex Office Building
- Warehouse/Shops
- Marine Security Guard Quarters
- Staff and Visitor Parking
- Recreation Center
- Site Development and Landscaping
- Compound Access Controls
- Perimeter Security Package





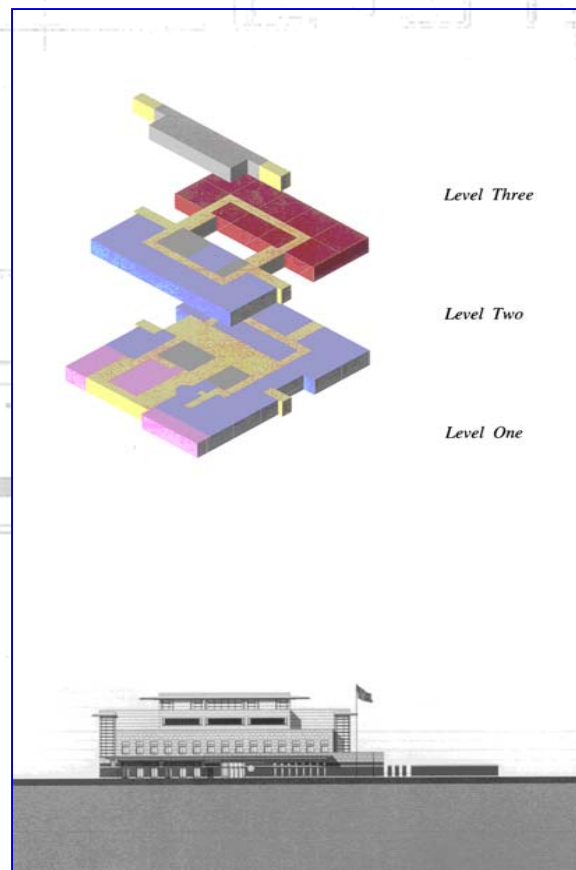
Embedded Best Practices

- Comprehensive Security Measures
- Life Cycle Value Engineering
- Sustainable Site Development
- Building Massing and Orientation
- Sensitive Architectural Expression
- Space Program and Organization
- Accessibility Standards
- Energy Efficient MEP Systems
- Natural Hazards Protections
- Operation and Maintenance Plan.

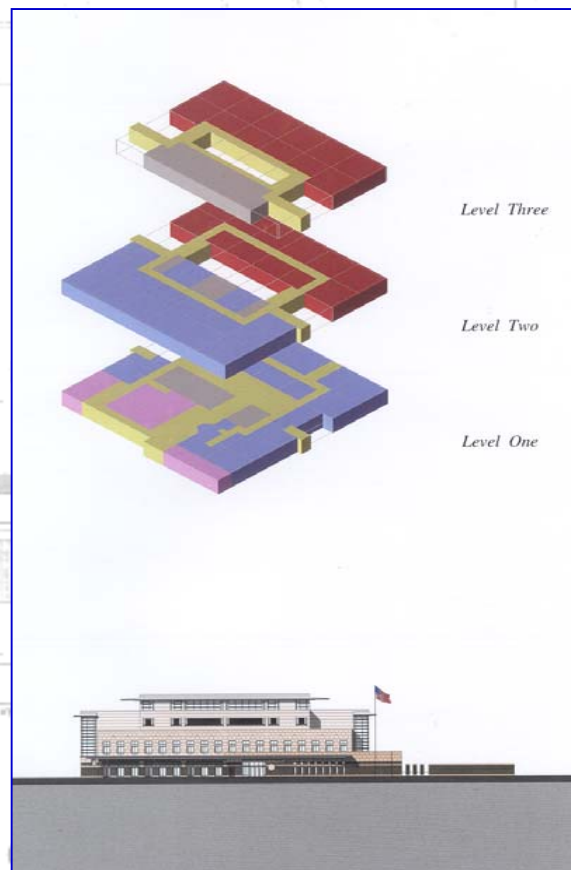




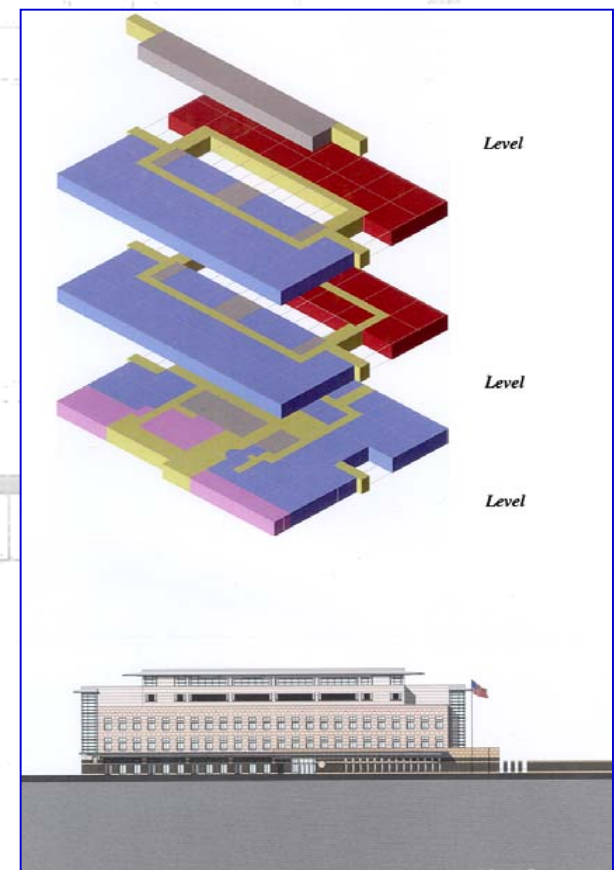
A Whole Building Solution



Small



Medium



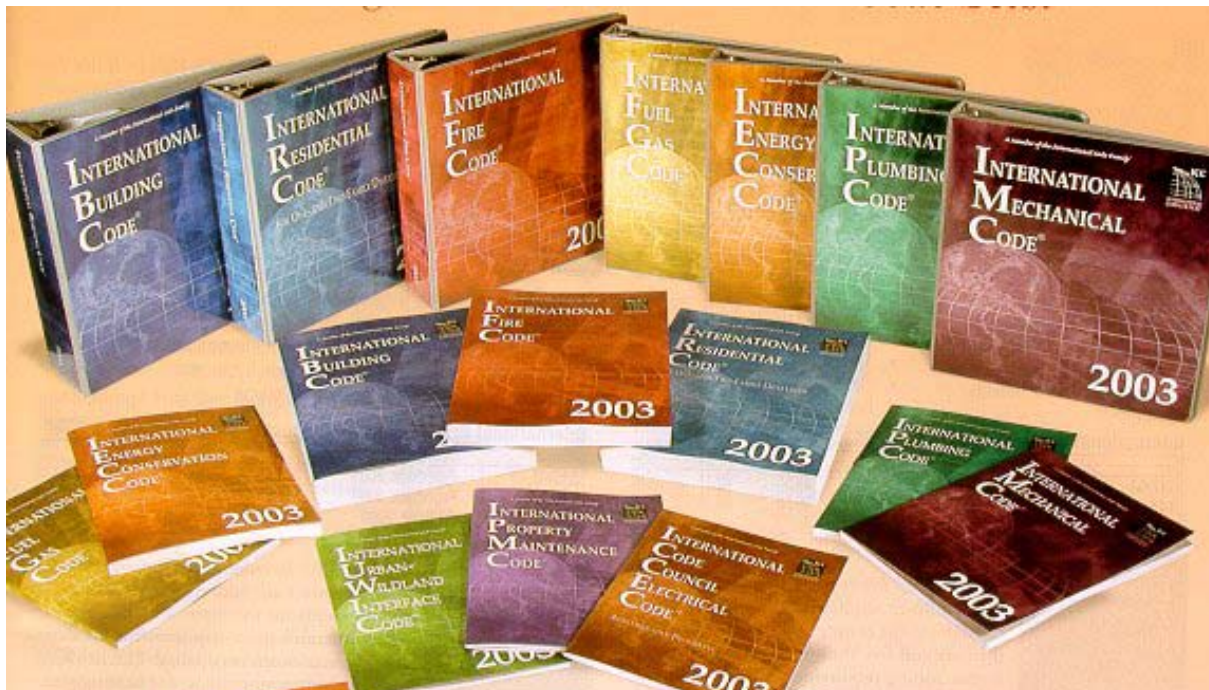
Large



Industry Codes and Standards

The **Standard Embassy Design (SED)** consists of bridging documents ideally suited for **Design-Build** delivery method.

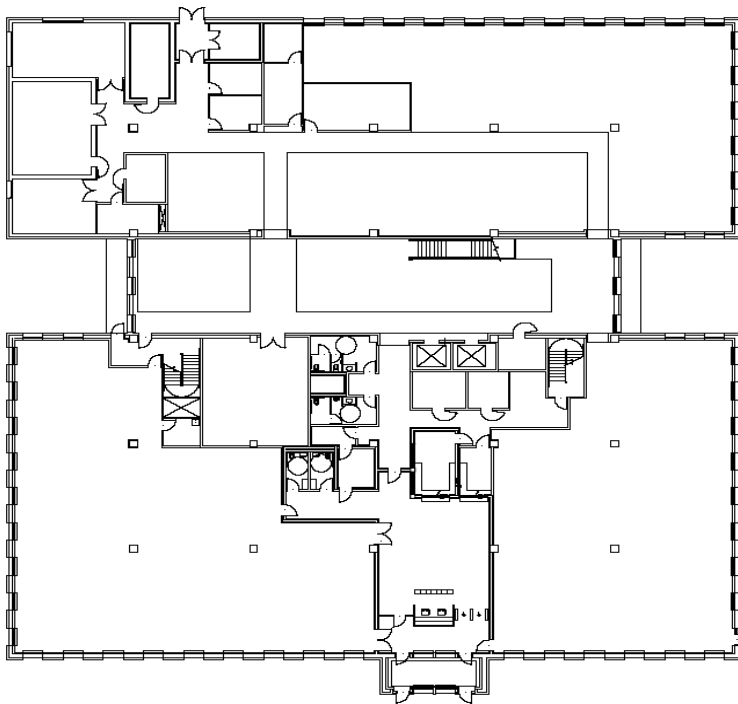
International Building Code has been adopted as criteria with an **OBO Supplement** for special requirements



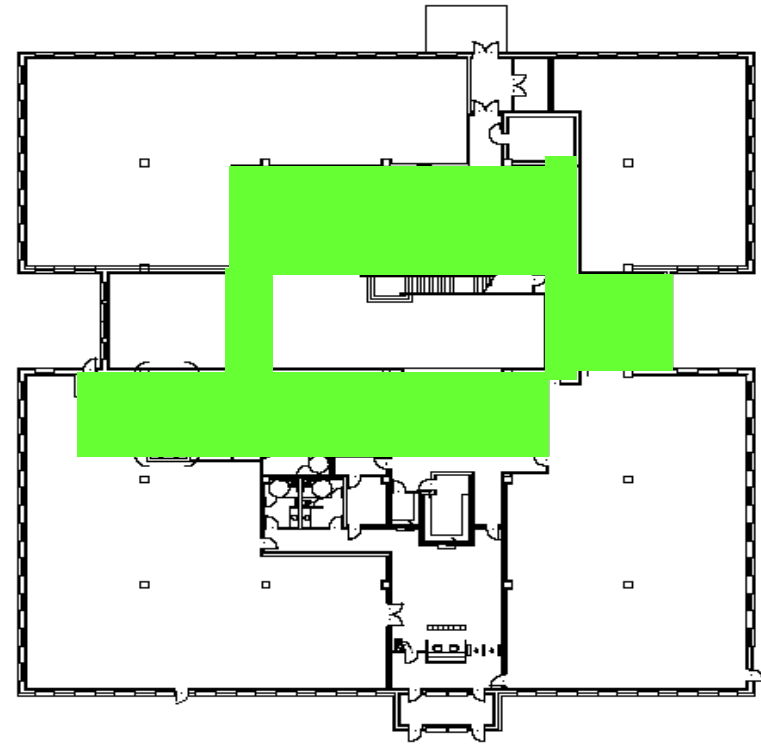


SED Continuous Improvement

Lessons Learned Program captures feedback from Design Reviews, Contractors' Roundtable and Post Occupancy Evaluations



FY05 NOB First Floor



FY06 NOB First Floor

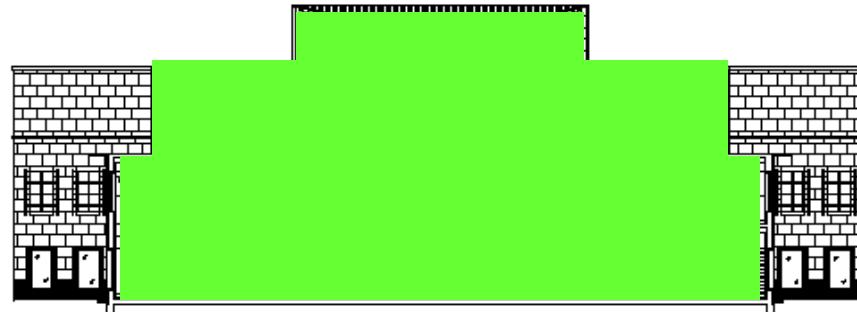


SED Continuous Improvement

Value Engineering Program takes a close look at building functions and proposes life cycle cost reductions.



FY05 Section



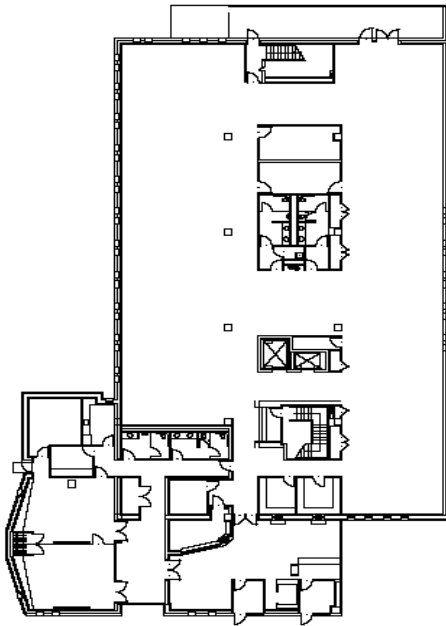
FY06 Section



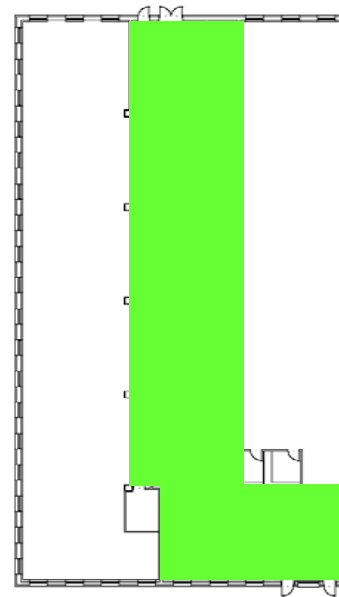


SED Continuous Improvement

Significant design changes have been made to the FY'06 SED. Designers are expected to learn the new requirements and incorporate it in their work



FY05 NOX First Floor



FY06 NOX First Floor





Typical Application - Conakry, Guinea





OBO Management Information Forum

Questions





Overseas Buildings Operations

Management Information Forum **RFP Language/Scope of Work**

Nick Retherford





The Request for Proposal

Overview of the Request for Proposal (RFP) for Solicitation, Offer, and Award of design/build contracts

SOLICITATION, OFFER, AND AWARD (Construction Alternatives or Renewal)		1. Solicitation No. SALMEC-05-E0014	2. Type of Solicitation Sealed Bid (SB) <input type="checkbox"/> Negotiated (RFP) <input checked="" type="checkbox"/>	3. Date Issued April 24, 2005	Page of Pages 1a of 97
IMPORTANT —The "offer" section on the reverse must be fully completed by offeror.					
4. Contract No. SALMEC-05-C	5. Requisition/Purchase Request No.		6. Project No. SED MEC		
7. Issued By U. S. Department of State A.L.M./A.C.M./F.O.C.D. R.M.L-400, 5A-4 1701 N. W. Meyer Drive (17th Street Entrance) Arlington, VA 22209	Code	8. Address Offer to See SECTION/PARAGRAPH D.4		Code	
9. For Information Call: A. Name W. L. Taylor	B. Telephone No. (include area code) (do not collect call) (703) 575-4285 Taylor.WL@state.gov (FAX 703-575-4499)				
SOLICITATION					
NOTE: In sealed bid solicitation "offer" and "offeror" mean "bid" and "bidder"					
10. THE GOVERNMENT REQUIRED PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS: (Title, Identifying No., Date)					
Drawings are included for the sole purpose of illustrating the design intent of the owner. The entire contract document including Sections C and Section J, List of Attachments as follows:					
J.1 ADMINISTRATIVE DOCUMENTS					
J.2 STANDARD DESIGN REQUIREMENTS DOCUMENTS					
J.3 PROJECT-SPECIFIC DESIGN REQUIREMENTS DOCUMENTS					
Reference Section/Paragraph B.7. All Government furnished equipment and material will be available FOB Destination. Contractor/Consolidated Shipping Point/Manufacturer's Location in sufficient time for the contractor to incorporate the materials and equipment into the work.					
52.232-18 -- Availability of Funds. (Apr 1984)					
Funds are not presently available for this contract. The Government's obligation under this contract is contingent upon the availability of appropriated funds from which payment for contract purposes can be made. No liability on the part of the Government for any payment may arise until funds are made available to the Contracting Officer for this contract and until the Contractor receives notice of such availability, to be confirmed in writing by the Contracting Officer.					
11. The Contractor shall begin performance within 10 calendar days and complete all work per Section Para. E.1 calendar days after receiving the <input type="checkbox"/> award, <input checked="" type="checkbox"/> notice to proceed. This performance period is: <input checked="" type="checkbox"/> weeks/days <input type="checkbox"/> weeks/days (see)					
The performance period commences with the issuance of Design NTP (NTP is)					
12A. The Contractor must furnish any required performance and payment bonds?					
If "YES", indicate within how many calendar days after award in item 12B)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
12B. Calendar Days 20 Days prior to construction start date					
13. Additional Solicitation Requirement:					
A. Sealed offers in original and (three (3) copies) to remain. The work required are due at the place specified in item 8 by 3:00 PM (hour) local time July 5, 2005 (date). If this is a sealed bid solicitation, offers must be publicly opened at that time. Sealed envelopes containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.					
B. Anticorruption/anti-bribe <input type="checkbox"/> is <input checked="" type="checkbox"/> is not required.					
C. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.					
D. Offers pending less than 100 calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.					
NSN 7540-01-155-3212		1442-101		Standard Form 1442 (REV. 4-85)	
				Prescribed by GSA/FPMR (48 CFR) 301.261-1 (a)	





The Request for Proposal

SECTION A - FORM

A1* STANDARD FORM 114-2

SECTION B - PRICING

B1 PRICING
B2 CONTRACT PRICE - CONTRACT LINE ITEM NUMBERS (CLIN)
B3 TYPE OF CONTRACT
B4 COST OF MATERIALS/EQUIPMENT
B5 GOVERNMENT FURNISHED PROPERTY/EQUIPMENT

SECTION C - DESCRIPTION/SPECIFICATION/WORK STATEMENT

C1 PROJECT SCOPE
C2 DESIGN REQUIREMENTS
C3 DESIGN PROCESS
C4 DESIGN DOCUMENTATION
C5 CONSTRUCTION PROCESS
C6 POST-CONSTRUCTION Diplomatic Security Accreditation
Appendix A, Design Submittal Requirements

SECTION D - PACKING AND MARKING

D1 MATERIALS SHIPPING ADDRESS
D2 DEPARTMENT OF STATE MAIL AND COURIER ADDRESSES
D3 DOCUMENTATION OF SHIPMENTS
D4 DESPATCH AGENTS

SECTION E - INSPECTION AND ACCEPTANCE

E1 22.24-12 INSPECTION OF CONSTRUCTION (AUG 1994)
E2 SUBSTANTIAL COMPLETION
E3 USE OF EQUIPMENT BY THE GOVERNMENT
E4 FINAL COMPLETION AND ACCEPTANCE
E5 QUALITY ASSURANCE AND QUALITY CONTROL
E6 DESIGN DOCUMENTATION REVIEW
E7 PROJECT COMMUNICATION

SECTION F - DELIVERIES AND PERFORMANCE

F1 22.211-10 COMMENCEMENT, PROSECUTION, AND COMPLETION OF WORK (APR 1984)
F2 22.211-10 COMMENCEMENT, PROSECUTION, AND COMPLETION OF WORK (APR 1984) - ALTERNATE I (APR 1984)
F3 22.211-12 LIQUIDATED DAMAGES - CONSTRUCTION (SEPT 2000)
F4 22.211-13 TIME EXTENSIONS (SEPT 2000)
F5 22.242-14 SUSPENSION OF WORK (APR 1984)
F6 SCHEDULE
F7 WORKING HOURS
F8 EXCUSABLE DELAYS
F9 DELIVERABLES
F10 AGREEMENT AND APPORTIONMENT OF LIQUIDATED DAMAGES
F11 PROJECT EXECUTION SCHEDULE
F12 DOCUMENTATION OF REQUESTS FOR EXTENSIONS
F13 NONCOMPLIANCE WITH CONTRACT REQUIREMENTS
F14 NOTICES TO PROCEED
F15 DESIGN SUBMITTAL AND PERFORMANCE REQUIREMENTS

Overview of the Request for Proposal

- Provides detailed contract information
- Establishes requirements for solicitation preparation and pricing
- Establishes terms and conditions of the contract (FAR)
- Establishes contract performance requirements
- Outlines special contract requirements:
 - Security clearance requirements during design and construction
 - Classified document handling during solicitation and post award
- Government furnished materials
- Scope of Work (Section C)
- Attachments to the contract (Section J)





The Request for Proposal

Sections C.1 C.6

NEC NOB Template

STATEMENT OF WORK

Revisions as of 11 May 2006

Section C
Statement of Work
For Design-Build Services
FY06 SED U.S. Diplomatic Mission Compounds
FY06 Post, Country

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C.1.6	Permits and Licenses
C.1.7	Local Jurisdiction Site Planning Agreement
C.1.8	Coordination with other Contractors
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C.2.1.2	SED Documents
C.2.1.3	Interior Space Standards/Functional Requirements
C.2.1.4	Reliability Centered Maintenance (RCM) Requirements
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C.2.1.9	Fenestration
C.2.1.10	Blast Resistant Windows and FE/BR Doors and Windows
C.2.1.11	Environmental Security System
C.2.1.12	Waivers and Exceptions
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C.2.2.2	Project Specific
C.2.3	New Office Building (NOB) Design Requirements
C.2.3.1	Standard
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C.2.4	New Office Annex (NOX) Design Requirements

United States Department of State Bureau of Overseas Buildings Operations
Design-Build Services Contract for [FY06 Post, Country] IEC

C-1
[Insert Date of EFP Issuance]

Section C – Statement of Work

- Provides detailed standard information
- Provides detailed project specific information and recommendations
- Provides site description
- Provides overview of utilities
- List of facilities
- Establishes design requirements
- Establishes the design review process
- Determines design documentation
- Establishes submittal requirements
- QA/QC requirements
- Outlines permits and license requirements
- Overviews construction process
- Overviews post construction process





The Request for Proposal

SECTION J - LIST OF ATTACHMENTS

J.1 ADMINISTRATIVE DOCUMENTS

- J1.1 DOD Security Classification Guide for Design & Construction of Overseas Facilities, May 2003
- J1.2 DOD Contractor's Release Certificate, Apr 1978
- J1.3 Standard Form 25, "Performance Bond", May 1994
- J1.4 Standard Form 25A, "Payment Bond", Oct 1996
- J1.5 Sample "Bond Letter of Guaranty"
- J1.6 Form DD-1037, "Mailing List Application for Construction Contract" Attachment A to DD-1037, "Certification Statement"
- J1.7 SF-294, "Subcontracting Report on Individual Contract," Sept 2001
Submission required in the Electronic Subcontract Reporting System (eSRS)
Sms II Bus uses Subcontract Reporting system at www.esrs.gov
- J1.8 SF-295, "Summary Subcontracting Report" Oct 2001
Submission required in the Electronic Subcontract Reporting System (eSRS)
Sms II Bus uses Subcontract Reporting system at www.esrs.gov
- J1.9 ACH Vendor/Miscellaneous Payment Encumbrance Form, Dec 1990
- J1.10 CBO UNIFORM Building Element Classification System, Jan 2001
- J1.11 Contract Security Classification Specification (DD Form 254)
Original signed with transmittal letter
- J1.12 Contractor Accreditation Worksheet August 2004
- J1.13 Request for Material Product Substitution Form

J.2 DESIGN REQUIREMENTS DOCUMENTS

- J2.1 CBO International Codes Supplement (CBO-ICC)
- J2.2 SED NEC Document
- J2.3 Requirement Integration Package
- J2.4 Telecommunications Requirement
- J2.5 Technical Security Requirement
- J2.6 Commercial Product Data
- J2.7 Lock and Leave Facility Requirement (If Applicable)
- J2.8 Reliability Centered Maintenance (RCM) Manual
- J2.9 Warehouse & Support Annex Application Manual (If Applicable)
- J2.10 LEED Scorecard

J.3 PROJECT-SPECIFIC DESIGN REQUIREMENTS DOCUMENTS

- J3.1 Space Requirement Program (SRP)
- J3.2 Site Planning Document
- J3.3 Supplemental Drawings
- J3.4 CBO Project-Specific Divisional Specifications
- J3.5 Project-Specific Classified Requirement
- J3.6 CBO Proposal Price Breakdown
- J3.7 Host Country Document (If Applicable)

Section J - Attachments

- Establishes attachments to the contract
- Provides Administrative documents:
 - Classification Guidelines for document production and handling
 - Cost estimate format (CSI 16 section)
 - Accreditation worksheet
- Design requirement documents:
 - Code supplements
 - SED documents
 - Technical requirements
- Provides detailed project specific documents





SED Program Description

- *SED Overview*
 - Site Planning
 - NOB and Annex
 - New Embassy Compound
 - Completed SED Projects
- *Revised RFP documents*
 - Section C Changes
 - Section J.3 Project Specific Requirements
 - Section J.3.2.1 NEC Master Development Site Plan
 - Section J.3.2.2 NEC Site Perimeter Plan
 - Section J.3.2.9 NEC Site and Building Sections
 - Section J.3.3.1 Project Specific Requirements - NOB
 - Section J.3 Project Specific Requirements - Annex





Standard Site Planning



Djibouti Site Plan





Standard NOB and Annex



Panama City NOB

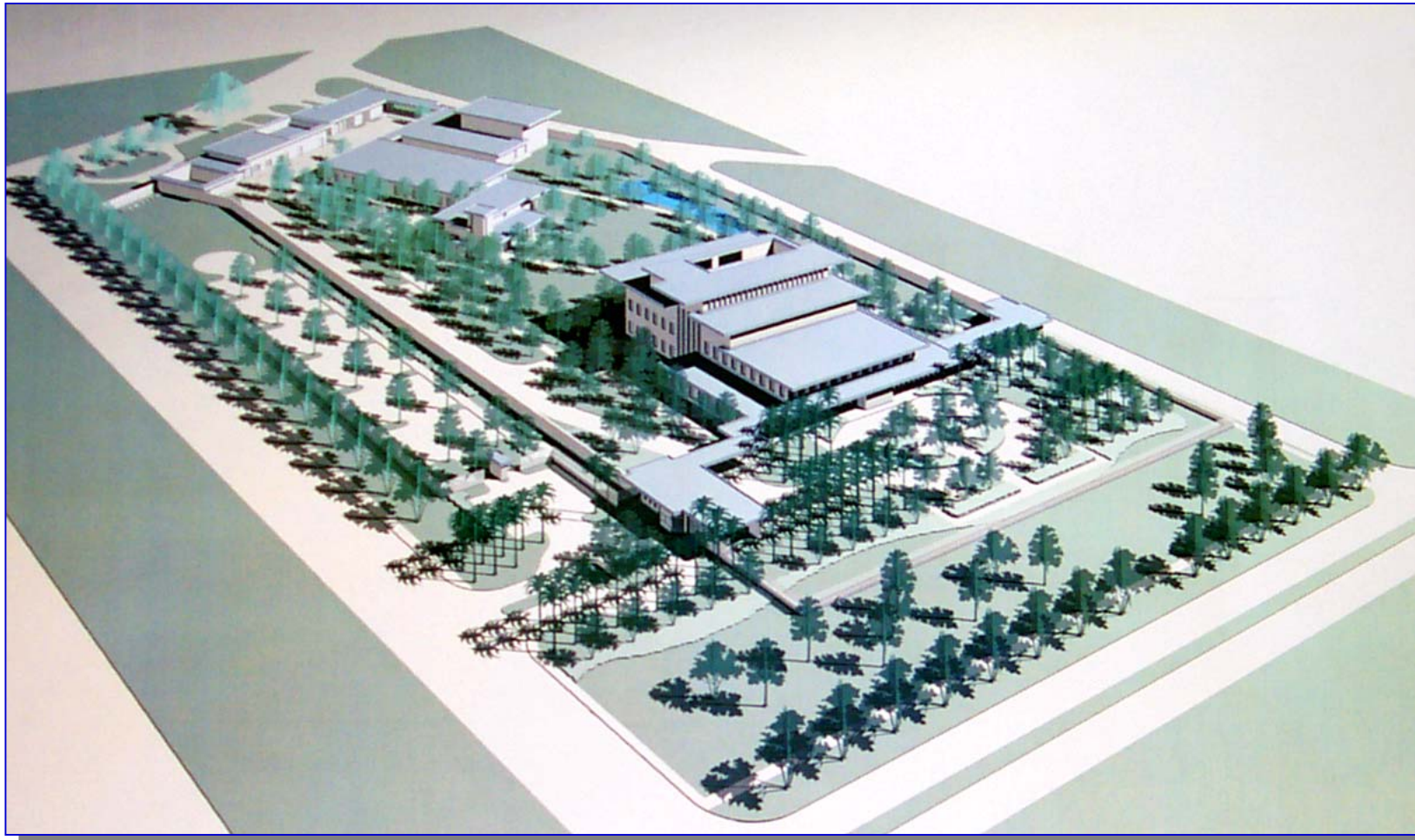


SED Annex





SED New Embassy Compound



Lome NEC





Overview of Changes

Scope of Work

- OBO Zoning Approval from Host Country
- Blast Resistant Windows & FE/BR Doors and Windows
 - Government Purchased Equipment
- Updated Boundary & Topographic, Utility Surveys
 - Preliminary site development work done on selected 2006 projects
- Geo-technical Engineering
 - OBO will provide foundation system recommendations
- Perimeter Walls & Fences
 - OBO will provide foundation system recommendations
- Combined GSO Support Annex, Warehouse and Utility Building
- Order of Precedence





Overview of Changes

Scope of Work

- All Buildings
 - Stone Cladding
 - OBO will indicate building size (Test Fit)
 - OBO will indicate foundation system
 - Balcony or Terrace Protection
- Blast & FE/BR Doors & Windows
 - Point of origin
 - Availability
- Deleted Design Adaptation Session
- VE Study done During Planning Phase of Project
- Design Process
 - New direction on how to use J documents





Overview of Changes

Project Specific Requirements Documents

Includes:

- NEC Master Development Site Plan
- NEC Site Perimeter Plan
- NEC Conceptual Site Grading & Drainage Plan
- NEC Site and Building Sections
- Site Boundary, Topographic & Utilities Survey
- Preliminary Geo-technical Report
- Environmental Assessment (if applicable)
- Asbestos Management Report (if applicable)

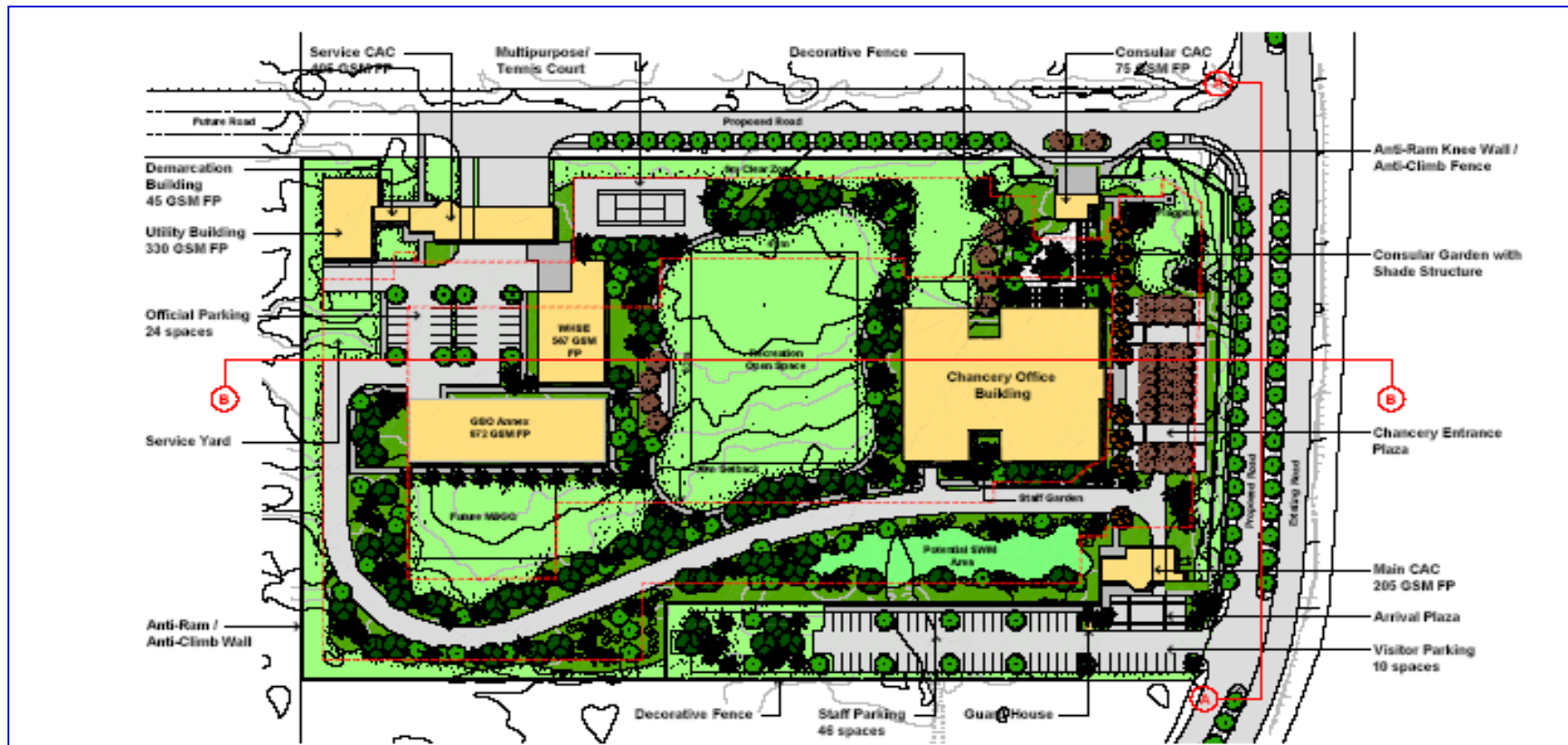




Overview of Changes

Project Specific Requirements Documents

- NEC Master Development Site Plan
 - Illustrates all site components including all building footprints, landscape features, pedestrian and vehicle circulation, parking and all required setbacks.

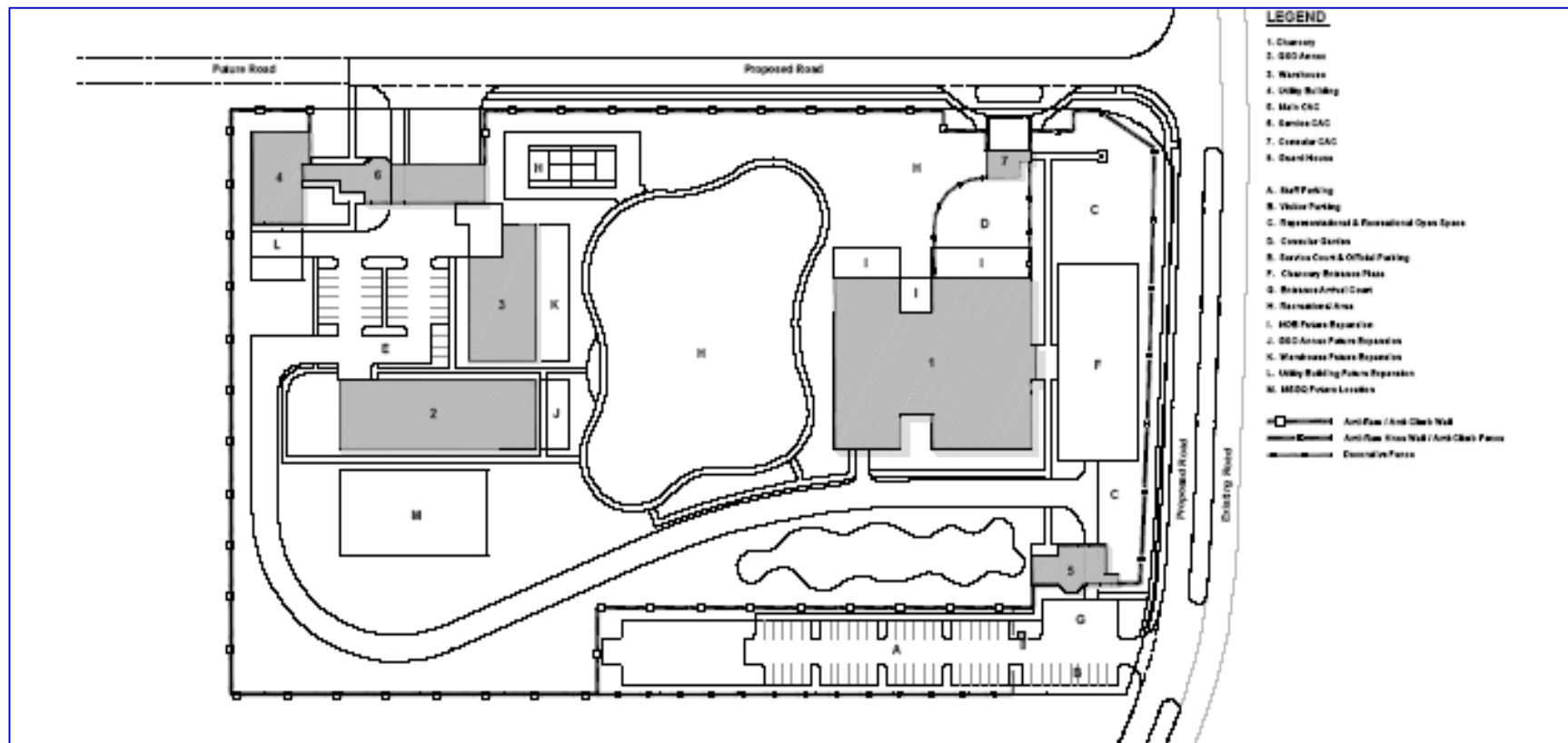




Overview of Changes

Project Specific Requirements Documents

- NEC Site Perimeter Plan
 - Illustrates all perimeter walls, fences, knee-walls, bollards and all CACS

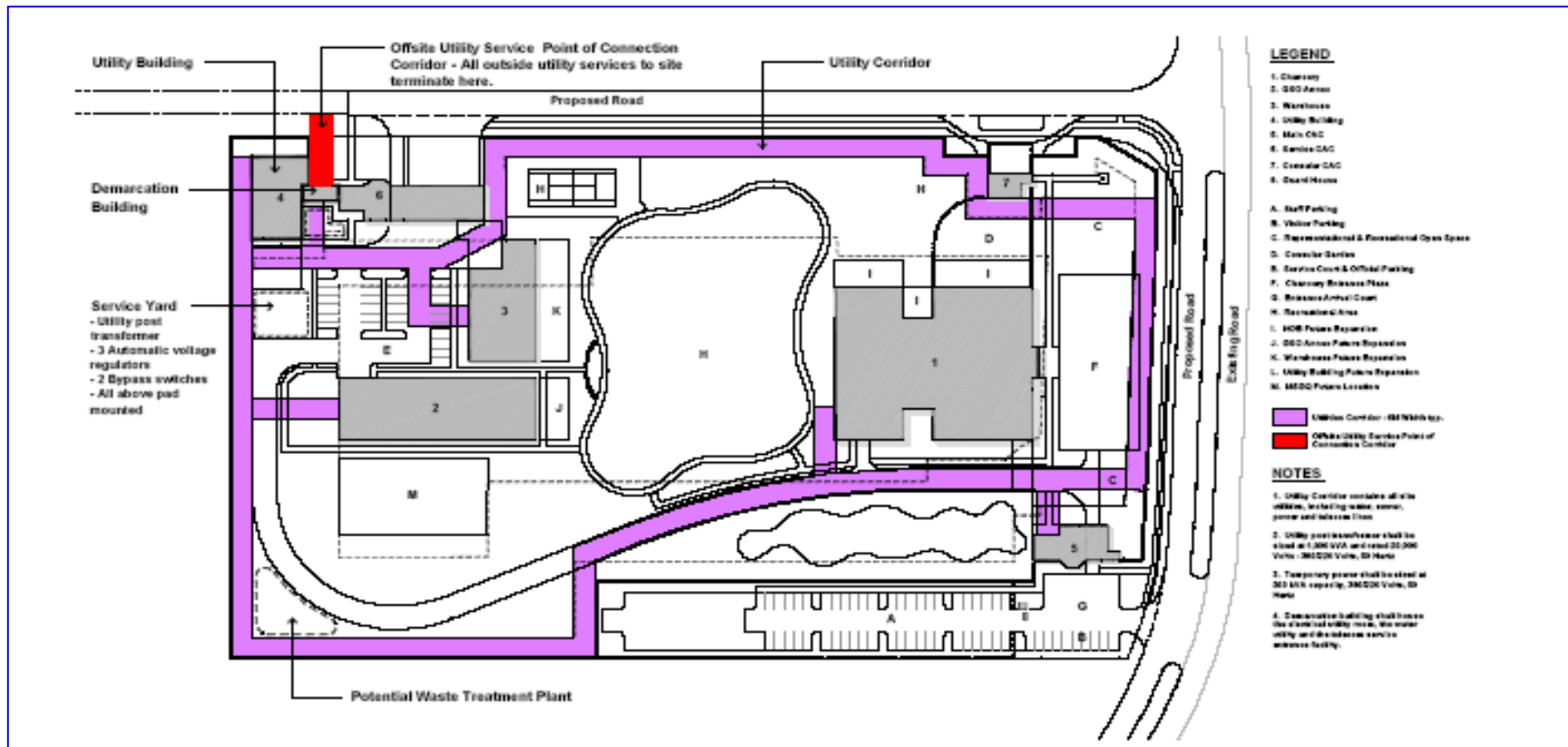




Overview of Changes

Project Specific Requirements Documents

- NEC Site Utility Plan
 - Indicates location of electrical substation, water service, sewer line, storm water sewer, and telephone service connection points and proposed routing

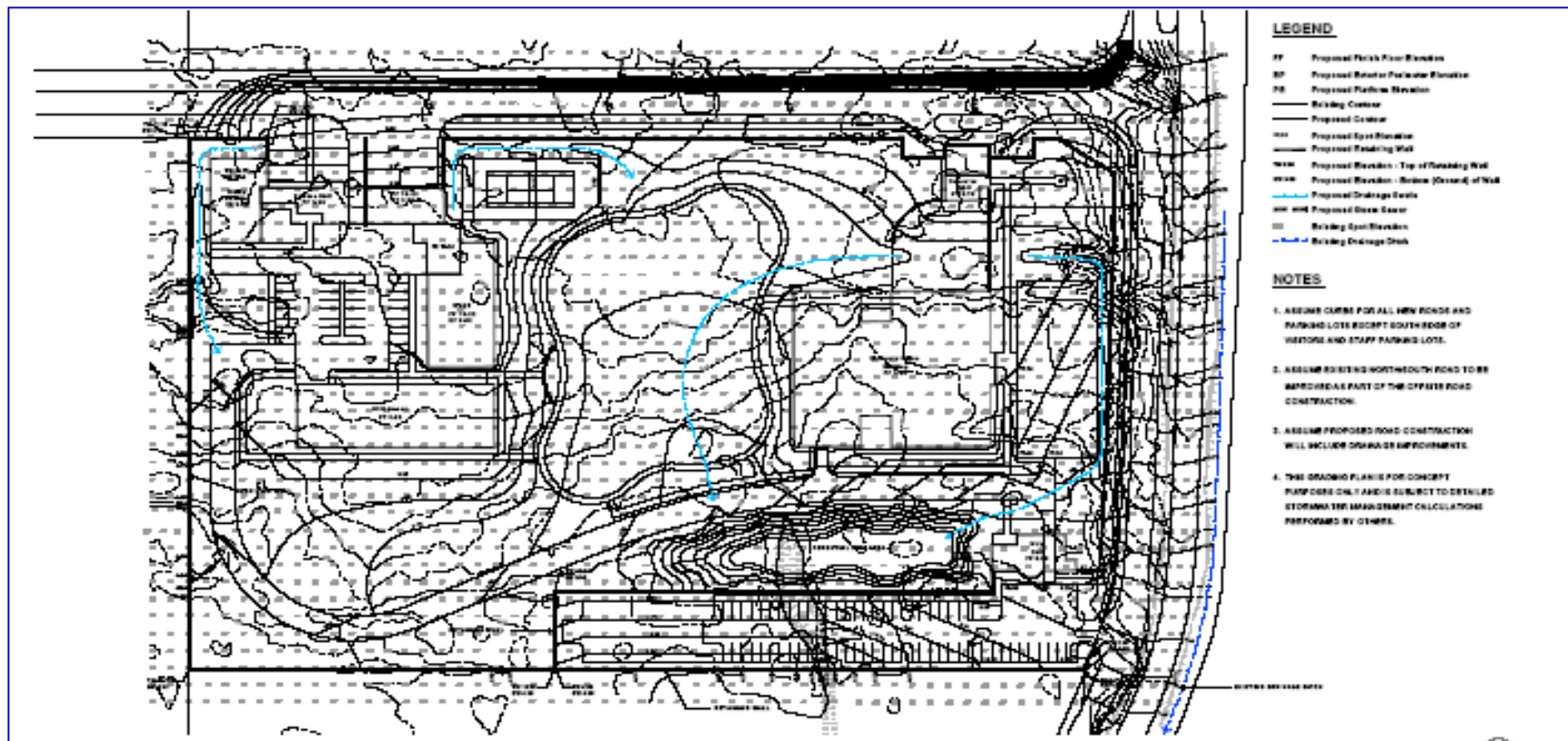




Overview of Changes

Project Specific Requirements Documents

- NEC Conceptual Site Grading & Drainage Plan
 - Indicates existing and proposed grades and all site features.





Overview of Changes

Project Specific Requirements Documents

- NEC Site and Building Sections
 - Indicates building heights and massing.



A. Front Building Elevation



B. Side Building Section





Overview of Changes

Project Specific Requirements Documents

- NOB Level 1 Plan
 - Floor plan with room names, furniture layouts and major equipment

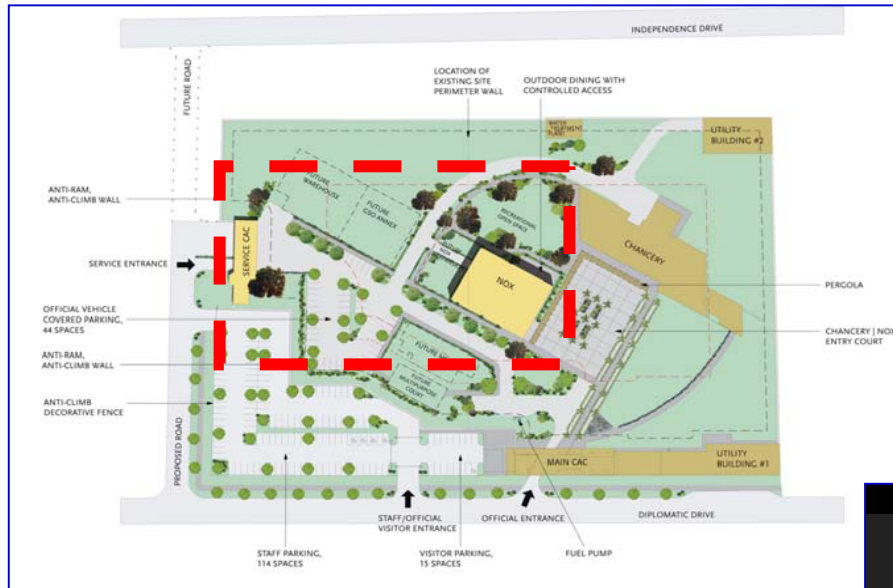
SBU Drawing Not Available



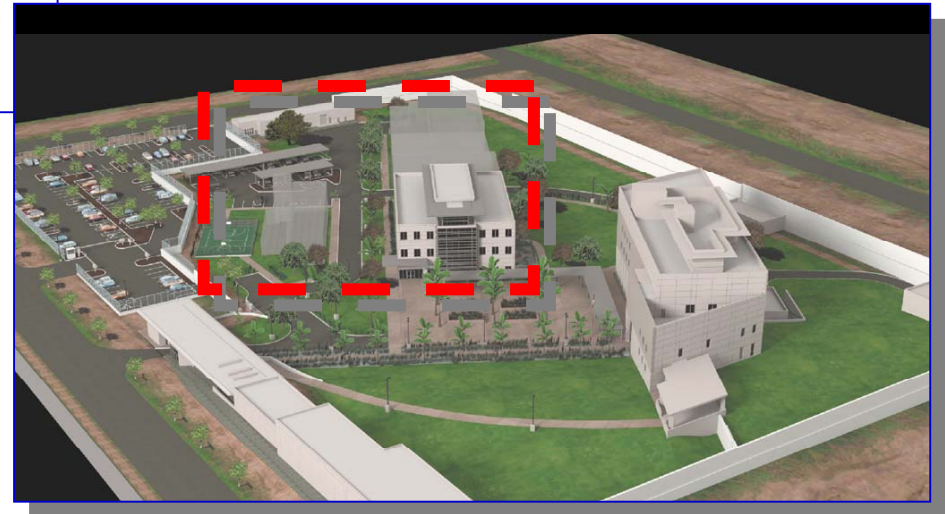


Overview of Changes

Project Specific Requirements Documents



Abuja, Nigeria NOX





OBO Management Information Forum

Questions





Overseas Buildings Operations

Management Information Forum **Design Review Process**

Brian Schmuecker





Design Review Process

Agenda

- **Design Submittals**
- Design Reviews
- Design Communications

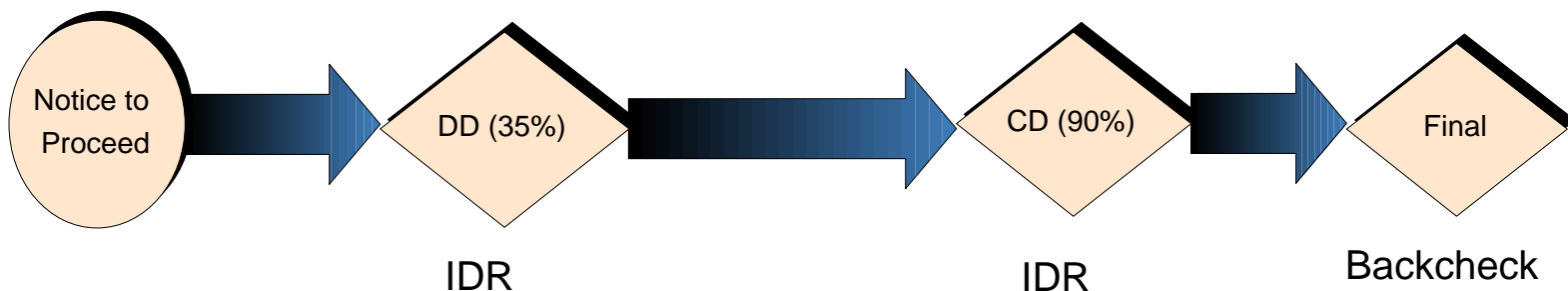




Design Submittals

In alignment with Industry Standards, Design Reviews have been reduced to:

- Design Development (35%)
- Construction Documents (90%)
- Final Backcheck





Design Submittals

Format:

- Electronic and Hardcopy
- Quantities
- Packaged by Office

		FY 06 SED Deliverable Requirements for DD & CD Submittals																													
		Deliverables																													
		Unclassified																								Classified					
Individually packaged deliverables by OBO office listed below:	Team Member	Drawings & Specs		Calculations, Reports & Finish Manual																Presentation Requirements			Drawings & Specs								
		Full Size Drawings/Room Key	Half Size Drawings/Room Key	Specifications	Code & Permit Report	Geotechnical Report	Water Supply Study	Domestic/ Pot. Water Report	Storage Tank Capacity	Site Report	Architectural/LEED Report	Structural Calculations	*** Blast Report	Mech/Plumb/g/Elevator Report	Energy Analysis Report	Draft Commissioning Plan	Electrical Report & Calcs	Fire Protection Calculations	QA Report	Signage Report	Product Literature	Finish Manual	Presentation Drawings	Renderings	Sample Boards	Model/3D Graphics	Updated Uniform Cost	Half Size Drawings/Room Key	Classified Specifications	Classified Calculations	
CC-Project Exec		2	2		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
CC/TSB Tech Support		2	1												2																
DE/DMB Design Mgr		1	1																												
DE/ADB Arch		2	1		1					1	1									1	1	1									
DE/FPE Fire Protection		1	1																1												
DE/CSB Str/Civ/Geo/Blast		3	1		1	2						1	2																		
DE/EEB Elec/Tele/Shield		3	1		1										1		1														
DE/MEB Mechanical		1	1		1	1	1	1	1	1				1	1						1										
DE/SEB Phys. Security		1	1							1																					
DE/ESB Archives		1	1																												
DE/QA Coordinator					*															1											
IF/OI-Interiors		1	1								1											1	1								
SM-Tech Security		2	1																												
DE/SP Special Proj		1	1																												
DE/SP-ATO Hdqtrs		2	1																												
PEA/CMB-Cost Eng		1	1																									1			
FAC PS & MS Facil		2	2																												
DS/PSDNOB-Phys Sec		3	3																												
CSE (Rm 450)		1	1																												
IRM/L/O-OBO Area Mgr		3	1																												
IRM/CSA-LO Rep		1	1																												
DTSP-Rep		1	1																												
CA/EX-CA Rep (DD)			1																												
DIA Rep			1																												
MED Rep (DD)			1																												
2 copies CD-Rom for DD, CD, CD Backcheck		X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	++	X	++	++	*	X	X	X	X
Total Design Development (DD) Review - Hardcopies		3	36	11		6	3	2	2	2	6	5	2	4	3	3		3	2	2	3	5	3		1	1	1	*	3		
Total Construction Document (CD) Review - Hardcopies		3	34	11										4	3		5														
Total CD Backcheck- Hardcopies (corrected documents only)		3	34	11																											

Typical Submittal Matrix





Design Submittals

Contractor's Responsibility:

Contractor's Quality Management Program Manager (QMPM) to Certify Submittal for:

- Quality Control
- Interdisciplinary Coordination
- Classification Review
- Certification (NEC)





Design Review Process

Agenda

- Design Submittals
- **Design Reviews**
- Design Communications





Design Reviews

Integrated Design Review is the review of design submittals that ensure that the appropriate level of effort, content and security has been integrated into our design and construction products. The IDR Process consists of two distinctive efforts:

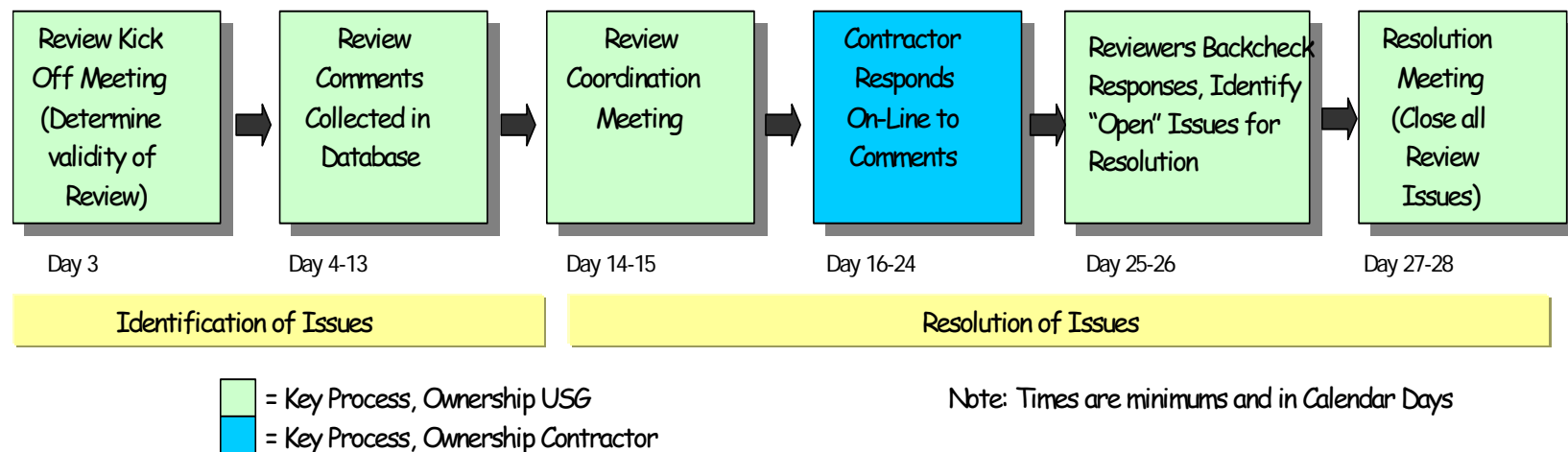
- Identify Project Design Issues
- Resolve Project Design Issues





Design Reviews

OBO's Integrated Design Review Process





Design Reviews

ProjNet: Registered User - Microsoft Internet Explorer provided by Department of State (Ver 1.00)

Address: https://208.252.173.206/projnet/binkornHome/index.cfm

ProjNetSM SBU

My Account Design Bid Build Portals Lessons Help Admin

DrChecks / Select Project / Select Review / CheckList Search / CheckList Report

<u>Id</u>	<u>Content Id</u>	<u>Discipline</u>	<u>Phase</u>	<u>Doc Type</u>	<u>Reference</u>
1316	Design Submittals	Architectural	All	Code Analysis	Section C \ Appendix A \ C.A.2.1
Verify that a code analysis is provided on the cover sheet of the construction documents for each building and that it meets applicable standards.					
1317	Design Submittals	Architectural	All	Code Analysis	Section C \ Appendix A \ C.A.2.1
Verify that the Code Report references the code analysis and discusses the interrelationship between life-safety, accessibility, security requirements and host country requirements, as applicable to this project.					
1318	Design Submittals	Architectural	All	Code Analysis	Section C \ Appendix A \ C.A.2.1
Verify that any resolutions (because of any anomalies or conflicts between host country and US Codes or Codes and Criteria) are documented and accommodated in the design.					

Design Review Checklist: Implemented to provide consistent and objective quality assurance (i.e. to discipline the process).





Design Review Process

Agenda

- Design Submittals
- Design Reviews
- **Design Communications**





Design Communications

Project Extranet = ProjNet

- Allows for **secure data transmission** of Project Design & Construction Information up to Sensitive but Unclassified (SBU).
- The use of ProjNet is for exchanging ALL data on DOS Projects between ALL partners.





Design Communications

Agency Use of ProjNet_(sm) Modules

	DrChecks _(sm)	ProjNet-Filer _(sm)	ProjNet-Bid _(sm)	ProjNet-RFI _(sm)	ProjNet-PlanRoom _(sm)	DQLL _(sm)	ProjNet-Portals _(sm)
USACE							
NAVFAC							
NASA							
GSA							
DOS/OBO							
Army DPW							
US States							

	No use by the agency
	Partial or limited use
	Used by entire agency





Design Communications

ProjNet: Registered User - Microsoft Internet Explorer provided by Department of State (Ver 1.00)

File Edit View Favorites Tools Help

Address <https://208.252.173.206/projnet/birkornHome/index.cfm?strKornCob=DrCkCommentCheckList>

ProjNet SM **SBU**

My Account Design Bid Build Portals Lessons Help Admin

[DrChecks](#) / [Select Project](#) / [Select Review](#) / [CheckList Search](#)

Project: **OBO - The Phantom NOB** Review: **Design Development Submission**

Use the form below to view your previous searched but unapplied items. [Edit](#) | [CheckList](#) | [Quick Pick](#) | [Upload](#)

View (req.): ☒ All ☐ Applied ☐ Pending [View Previous Items](#)

Use the form below to search for the relevant checklist item(s).

a. Discipline (req.)

b. Phase (req.)

c. Doc. Type (opt.) [?](#)
(To view all Doc. Types, make no selection.)

d. Keyword(s) (opt.)

CheckList Version: 18-Jan-06

[Copy Search To Review](#) [View Search For Printing](#)

There are currently a total of 8 users online as of 03:35 PM 23-Jan-06.

[About ProjNet](#) | [About Us](#) | [Privacy Policy](#) | [Test Browser](#) | [Test Connection](#) | [Call Center](#) | [SBU Only](#) | ©ERDC 2004

Questions and comments to OBO documentcontrol@state.gov, 1-703-875-6149 or 1-703-875-6170

Classified information is NOT permitted on this site. Do NOT share your ProjNet password.

Done Local intranet

start Inbox - Microsoft Ou... ProjNet: Registered ... PMA January 06.ppt Presentation1 4:33 PM

ProjNet: with Dr.Checks, was developed as Web-based communication, collaboration and tracking tool.





Design Communications

PROJNET > Filer - Microsoft Internet Explorer

Address: http://208.253.50.203/projnet/filer/version1/index.cfm?WORKFLOW=FolderSelect&PKEYPROJECT=184

ProjNet Filer Folders

Select Add

ProjNet > Filer > Project > Folder > Select Folder

Project: Tbilisi - NEC

Keyword: Where: All Sort: ID Search Reset

1 of 1 Page(s). View All 9 Folders.

Reports	Edit	Type	Select Folder
Access go 1.0	Design	Contractor - Government Data Exchange	
Access go 2.0	Design	JA Jones Working Folder	
Access go 3.0	Design	HOK Working Folder	
Access go 4.0	Design	HA Working Folder	
Access go 5.0	Design	Weidlinger Working Folder	
Access go 6.0	Design	Design Development Submittal	
Access go 7.0	Design	Construction Document Submittal	
Access go 8.0	Design	Final Submittal	
Access go 9.0	Design	M. C. Dean Working Folder	

Do not transmit or discuss classified material using this system.

Filer: Supports the discreet, secure, and auditable exchange of Project Data up to SBU across the Internet.





Design Communications



Portals: Facilitate the publication and distribution to business partners of reference materials and guidelines.





Design Review Process

Summary

- Design Submittals
- Design Reviews
- Design Communications





OBO Management Information Forum

Questions





Overseas Buildings Operations

Management Information Forum **Frequency of Payments/Currency Fluctuation**

William Colston





Frequency of Payments *“Reliable Cash Flow”*

- OBO has **moved**⁵ to *provide simple, clear and firm RFP language* for the payment process.
 - Sections G & I of the contract establish the payment terms.
 - Remittance Address
 - Number of copies needed
 - What to include in an invoice in terms of labor and materials
 - Where to submit EFT and ACH information
 - Contracts call for monthly progress payments.
 - Payments are made in accordance with Prompt Payment Act (PPA), which is 30 days after receipt of proper invoice or receipt and acceptance of goods and/or services.
 - Last year OBO paid 11,390 invoices worth \$888M in accordance with PPA, of these 6 were to our GC's with interest paid amounting to \$6.7K.





Frequency of Payments

“Reliable Cash Flow”

- OBO will **look**⁸ for Project Directors *who can create and maintain a strong team* and **pay**⁹ more attention to the *quality of the Design-Build team’s* on site staffing when it comes to invoicing and payments.
 - Close coordination between the Project Director and the contractor’s field staff is vital to the timely processing of invoices.
 - Common mistakes to avoid: failure to certify subcontractor payments, mailing invoices to wrong address, invoicing for goods and services not yet accepted, incorrectly completed invoices.
 - OBO is not privy to any liens that IRS may have on a contractor, which could reduce the amount paid against an approved invoice by the U.S. Treasury.





Frequency of Payments

“Reliable Cash Flow”

Web Sites:

Prompt Payment Act:

www.fms.treas.gov/prompt/regulations.html
acquisition.gov/far/index.html

Central Contractor Registration

www.bpn.gov

(location for vendor to provide EFT/ACH info)

Treasury PAID:

www.fms.treas.gov/paid

(provides remittance information)

OBO/RM/FM/FO Vendor Payment Staff:

Janice Grenier, Branch Chief

703-875-5724

grenierje@state.gov

Carole Blake, Analyst

703-875-5726

blakecd3@state.gov

Gene Carr, Analyst

703-875-5027

carrgr3@state.gov

Laura Ngo, Analyst

703-875-5321

ngoll@state.gov

Wanda Shelton, Analyst

703-875-5725

sheltonwd3@state.gov

Jean Silverwood, Analyst

703-812-2246

silverwoodjd@state.gov





Currency Fluctuation & Valuation

“Reward & Risk”

- OBO has **moved**⁵ to *provide simple, clear and firm RFP language* for currency fluctuation.
 - Section B of the contract states, “Nor will the contract price be adjusted on account of fluctuations in currency exchange rates.”
 - Contracts are firm fixed price and are paid in U.S. Dollars.
- OBO has **moved**¹ to *a true risk allocation process* by assigning the benefit and risk of currency fluctuations to the contractor.
 - OBO has no control over exchange fluctuations.
 - Private sector has more tools at their disposal to mitigate currency fluctuation (*e.g.*, hedging).





OBO Management Information Forum

Questions





Overseas Buildings Operations

Management Information Forum **Schedule/Mobilization** **Process/NEC On-Site Construction** **Management**

Yaseen Karaman





Schedule



“Schedule should be realistic”

- OBO has **moved**⁵ to *provide simple, clear and firm RFP language* for the scheduling requirements.
 - Provide schedules in an electronic format only.
 - Activity coding for the Project Execution Schedule should match the UNIFORMAT coding.
- OBO will **pay**⁹ *more attention to the quality of the Design-Build team's on site staffing* to provide:
 - A schedule that is the product of the on site management team including sub-contractors to reflect realistic conditions.
 - A schedule that its only purpose is NOT just a billing tool, but a tool that all can use to realistically monitor progress.
 - A schedule that is based on realistic resource loading.
 - A schedule that is constantly and consistently updated to reflect realistic and actual conditions for better tracking and management of problems if and when they occur.





The Mobilization Process



“The Golden Opportunity”

The Design-Build process provides a golden opportunity for any contractor to be fully prepared for the start of the major work items.

To enhance Limited Notice-to-Proceed mobilization:

- OBO will deliver¹¹ *a building site ready for construction.*
 - Upon NTP, contractor sets the schedule for progress and schedule.
 - Early submission of the Site Utilization Plan (SUP) will facilitate the mobilization process.
 - Once the SUP is finalized, the Contractor can begin to perform numerous preparatory work items: SSA, ACF, field offices, shops, temp. warehouses, perimeter fence, batch plant setup if needed, equipment mobilization, some site grading etc.
 - The opportunity is also open to start some unclassified structures and some infrastructure work depending on design progress.
 - The opportunity is open to finalize local contractors and processing personnel clearances.

To enhance Full Notice-to-Proceed mobilization:

- OBO will make¹² *the Standard Design (SED) a true “Site adaptation” vehicle.*
 - On average, site mobilization is currently starting 4 to 5 months after contract award with a lot of energy and time devoted to the design process and trying to reach project certification, missing the opportunity to mobilize as early as possible.
 - Prudent use of the mobilization period available, will enable the contractor to focus their energy on the critical path construction items without being sidetracked.





How we Manage the NEC construction site



“Emphasis on Consistency”

- OBO has **moved**¹ *to a true risk allocation process* by changing the requirements for the on-site staff requirements clearance level.
 - Four secret clearance level staff are now required instead of six
 - Presence of the cleared Americans on site is more flexible as indicated in Division 1, Section 01101, paragraph 1.7.B
- OBO will **look**⁸ for Project Directors *who can create and maintain a strong team:*
 - That is highly experienced and trained in a uniform manner so as to reflect more
 - consistency in the management of the projects.
 - That will implement an open and consistent channels of communication between the parties
 - to facilitate information exchange and issue resolution.
- OBO will **deal**¹⁶ appropriately with change orders in an expedited, consistent manner and agreed upon time frames.
- OBO will **pay**⁹ more attention to the *quality of the Design-Build team's* on site staffing to ensure better management and better performance.
- OBO has **added**¹⁹ a *commissioning staff requirements* to the on site team to highlight the importance of this function. The team will monitor and manage the commissioning process starting with Kick-Off meeting preceding construction start and continuing till project completion.





OBO Management Information Forum

Questions





Overseas Buildings Operations

Management Information Forum **Cleared American Guard/Construction Surveillance Technician Requirements**

Robert Soule





Cleared American Guards, Cleared American Labor & Construction Surveillance Technicians

“Who, Where & Why”



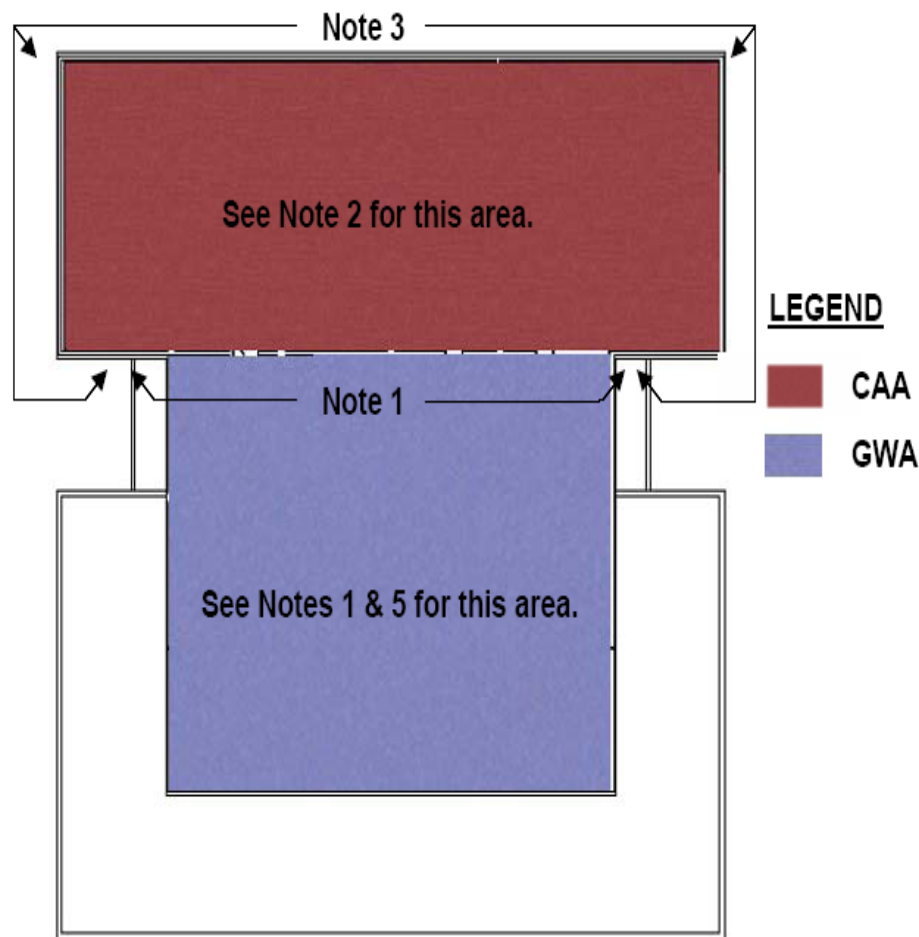
- The requirements for cleared American labor and oversight are driven by Public Law 100-204 enacted December 1987.
- Division 1, Section 01141 for each Request for Proposal (RFP) defines those current requirements.
- Beginning in FY 2004, the labor requirements were revised:
 - Cleared Americans are required for all CAA Finish Work.
 - Cleared Americans are required for all finish work on building exterior surfaces adjacent to the CAA.
 - The term “adjacent” is used consistently to describe the exterior walls and roof that are common with the CAA walls and ceilings.
 - Uncleared labor under surveillance by CSTs may perform finish work on building interior areas contiguous to the CAA.
 - The term “contiguous” is used consistently to describe the building interior walls and ceilings that are common to the CAA interior walls and floors.





Labor Requirements Diagram

Third Floor



NOTES:

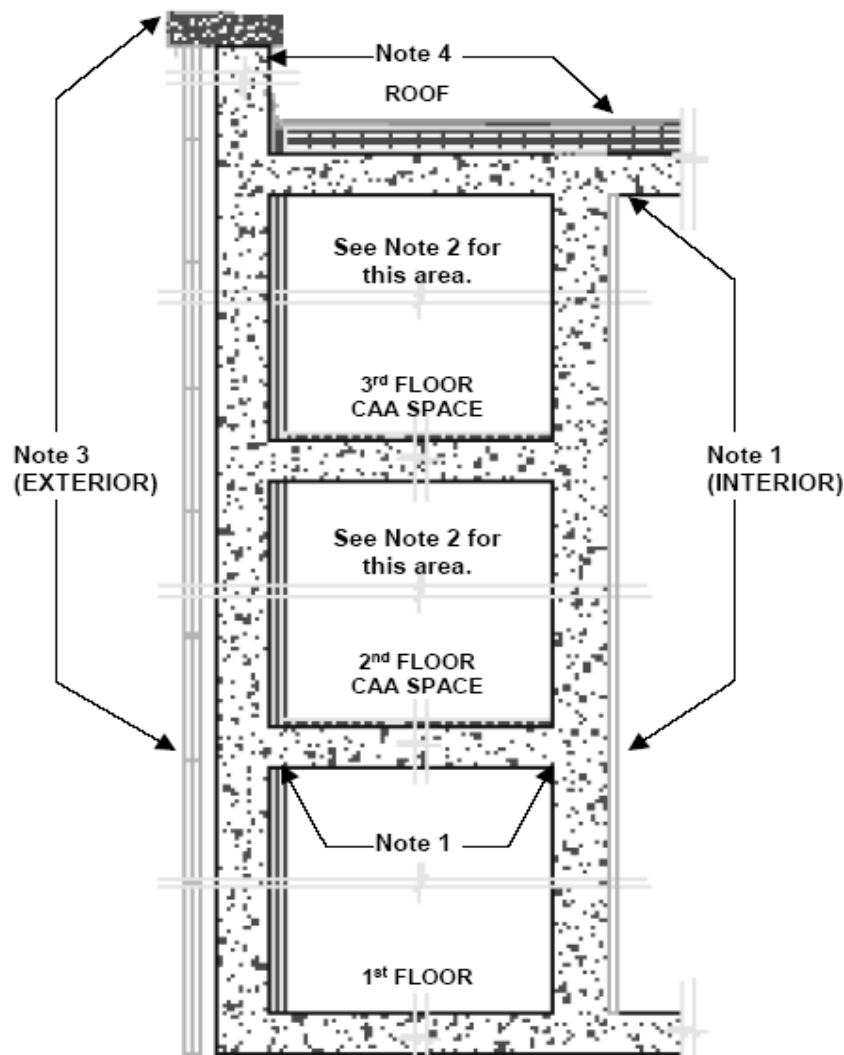
- BUILDING INTERIOR AREAS CONTIGUOUS TO THE CAA:** General Construction and Finish Work by uncleared labor under surveillance by CST's.
- CAA:**
 - General Construction by uncleared labor under surveillance by CST's.
 - Finish Work by Secret cleared Contractor provided labor.
- BUILDING EXTERIOR SURFACES ADJACENT TO THE CAA (INCLUDING PARAPET):** Finish Work to include the installation of all finish components including the final or outermost items that are exposed to the elements, by Secret cleared Contractor provided labor. Finish components include but are not limited to membranes, anchors, hangers, channels, insulations, framing, sheathing, sills, glazing, stucco, stone panels, etc.
- ROOF SURFACES ADJACENT TO THE CAA:** Finish Work to include the installation of all finish components including the final or outermost items that are exposed to the elements, by Secret cleared Contractor provided labor. Finish components include but are not limited to: membranes, flashings, built-up roofing, insulation, hatches, skylights, gravel, soil, landscaping items, roof penetrations and equipment mounting, and equipment pads and platforms, etc.
- GENERAL WORK AREA (GWA):** General Construction and Finish Work by Uncleared labor.

THIRD FLOOR TYPICAL PLAN (site specific details may differ)





Labor Requirements Diagram Details



Detail not to scale (site specific details may differ)

NOTES:

1. **BUILDING INTERIOR AREAS CONTIGUOUS TO THE CAA:** General Construction and Finish Work by uncleared labor under surveillance by CST's.
2. **CAA:**
 - General Construction by uncleared labor under surveillance by CST's.
 - Finish Work by Secret cleared Contractor provided labor.
3. **BUILDING EXTERIOR SURFACES ADJACENT TO THE CAA (INCLUDING PARAPET):** Finish Work to include the installation of all finish components including the final or outermost items that are exposed to the elements, by Secret cleared Contractor provided labor. Finish components include but are not limited to membranes, anchors, hangers, channels, insulations, framing, sheathing, sills, glazing, stucco, stone panels, etc.
4. **ROOF SURFACES ADJACENT TO THE CAA:** Finish Work to include the installation of all finish components including the final or outermost items that are exposed to the elements, by Secret cleared Contractor provided labor. Finish components include but are not limited to: membranes, flashings, built-up roofing, insulation, hatches, skylights, gravel, soil, landscaping items, roof penetrations and equipment mounting, and equipment pads and platforms, etc.





OBO Management Information Forum

Questions





Overseas Buildings Operations

Management Information Forum **FEBR Procurement and Delivery**

Koby Stoll

May 25, 2006





Government Purchased Equipment (GPE)



The how - who of FEBR & Blast Products for NEC Construction

- OBO has **moved**¹ to *share the risk* on the long-lead/critical path FE/BR products for the NEC campus (NOB, CACs, MSGQ, and GSO office buildings)
 - To help the D/B Contractors, beginning with FY05 NEC awards:
 - OBO **made**¹² a *standardized list* of FE/BR products tied to the SED
 - OBO purchased & provided f.o.b. origin the following GPE products:
 - FE/BR Doors & Windows
 - Muntin window for upper floors and MSGQ
 - Vault doors (Class V)
 - OBO will **not** provide FE/BR Louvers and Roof Hatches
- OBO has **moved**¹³ to *standard design* FE/BR shop drawings for GPE products
 - GPE shop drawings are shared and available through the ProjNet Portal
 - D/B contractor provides the following information at Design Development
 - 100% FE/BR door & window schedule w/GPE product numbers
 - Paint colors of all painted-finish items identified in the GPE shop dwgs
 - Scheduled pick-up dates for embeds and inserts





Government Purchased Equipment (GPE)



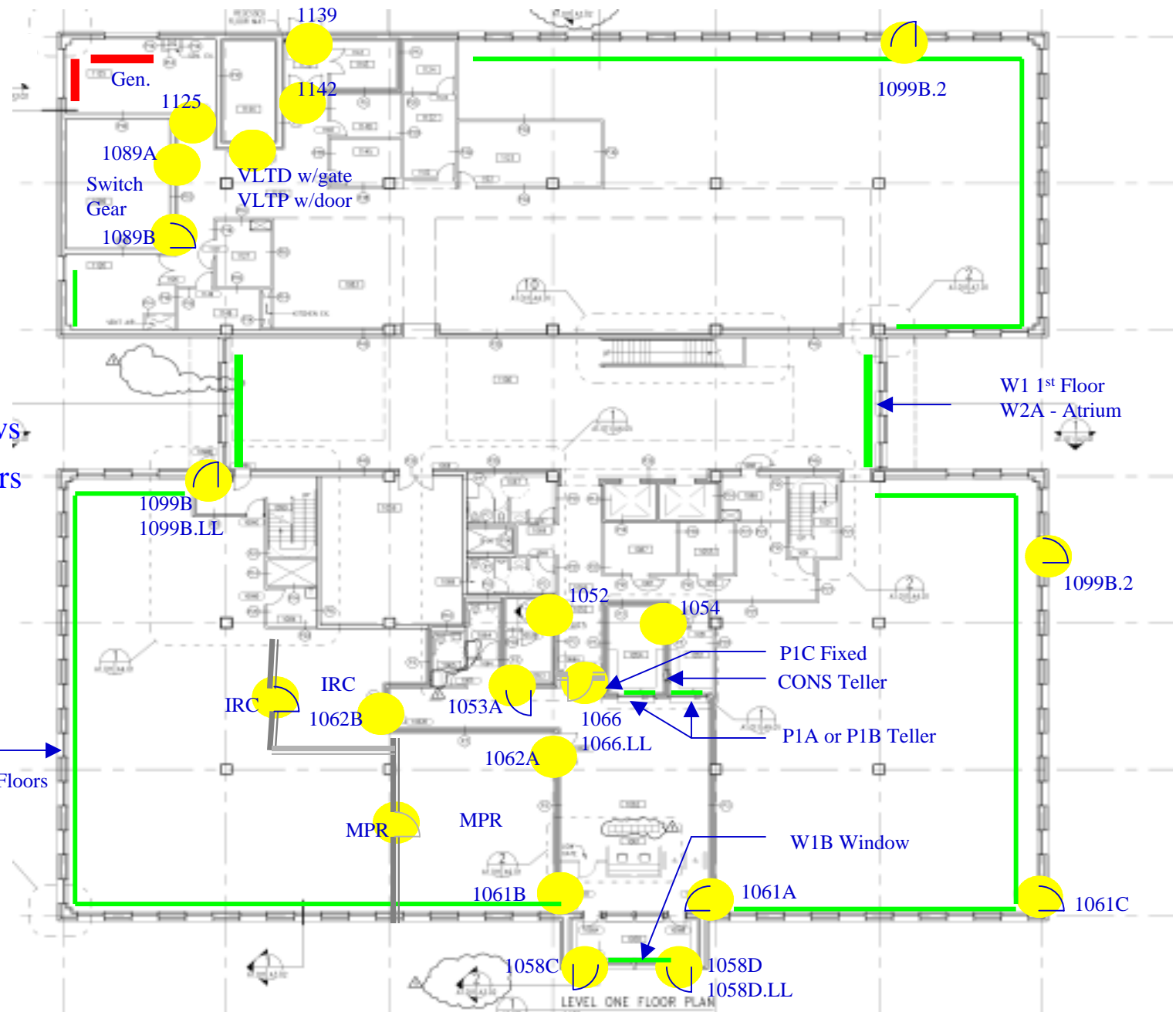
The how - who of FEBR & Blast Products for NEC Construction

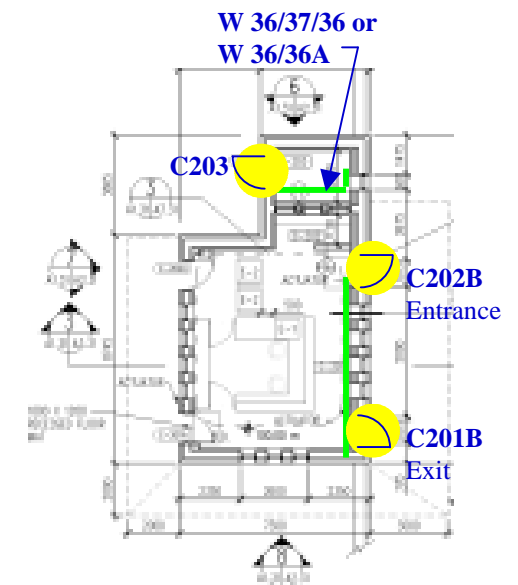
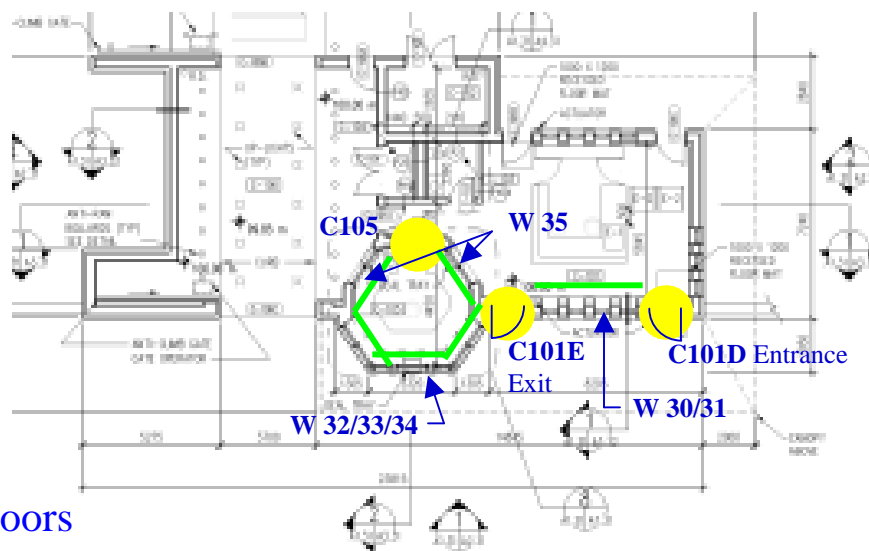
- OBO has **moved**¹ to share the risk on the long-lead/critical path FE/BR products for the NEC campus (NOB, CACs, MSGQ, and GSO office buildings)
 - To help the D/B Contractors, beginning with FY05 NEC awards:
 - OBO **made**¹² a standardized list of FE/BR products tied to the SED
 - OBO purchased & provided f.o.b. origin the following GPE products:
 - FE/BR Doors & Windows
 - Muntin window for upper floors and MSGQ
 - Vault doors (Class V)
 - OBO will **not** provide FE/BR Louvers and Roof Hatches
 - OBO will **not** provide GPE for annex office buildings



- - GPE Doors
- - GPE Windows
- - FEBR Louvers
NOT GPE

W1 – 1st Floor
W2 – Muntins Upper Floors

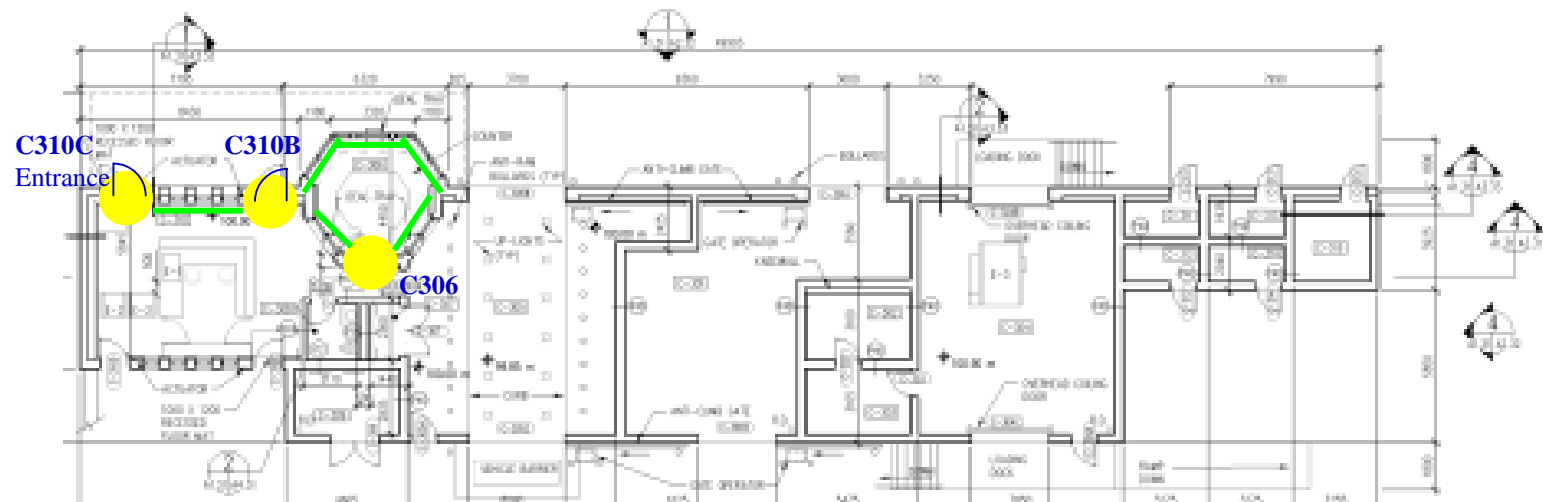




● - GPE Doors
 — - GPE Windows

1 MAIN CAC - FLOOR PLAN

2 CONSULAR CAC - FLOOR PLAN





Government Purchased Equipment (GPE)



The how - who of FEBR & Blast Products for NEC Construction

- OBO has **moved**¹³ to standard design FE/BR shop drawings for GPE products
 - GPE shop drawings are shared and available through the ProjNet Portal
 - D/B contractor provides coordinated FEBR door & window schedule at Design Development or as an Interim Review
 - 100% FE/BR door & window schedule w/GPE product numbers
 - Paint colors of all painted-finish items identified in the GPE shop dwgs
 - Scheduled pick-up dates for embeds and inserts





Government Purchased Equipment (GPE) ProjNet Portal



ProjNet: Registered User - Microsoft Internet Explorer provided by Department of State (Ver 1.00)

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Media Mail Print View Source

Address https://208.253.50.206/projnet/binKornHome/index.cfm?strKornCob=PortSED2005View&strPKey_Portal=SED2005 Go Links

ProjNet SM **SBU**

My Account Design Bid Build Portals Lessons Help

Portal / SED 2005

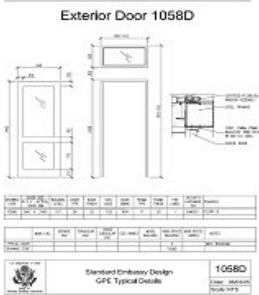
☐ FY05 STANDARD EMBASSY DESIGN PROGRAM

- ☐ FY05 International Code Suppleme..
- ☐ FY05 SED Drawings (PDF Format)
- ☐ FY05 SED Drawings (DWG Format)
- ☐ FY05 SED Specifications (PDF For..
- ☐ FY05 SED Specifications (MSWord ..
- ☐ FY05 SED Requirements Integratio..
- ☐ Points of Contact
- ☒ Government Purchased Equipment (...)

Government Purchased Equipment (GPE)

2005 EDITION

Exterior Door 1058D



This portal site provides access to the OBO Government Purchased Equipment (GPE) including Forced-Entry/Ballistic-Resistant and Blast-Resistant (FEBR) Doors and Windows that will be provided to the Design/Building (D/B) contractors on NEC contracts beginning with the FY05 Capital D/B Awards. The GPE catalog was developed to give architects and blast engineers some idea of the products available, the product designations from the manufacturer and the rough opening sizes for MOST of these products in advance of the shop drawings. The hardware and open sizes provide sufficient information for the development of door and window schedules and will aid the structural/blast consultant for blast and seismic design development.

Information contained this Portal are WinZip files containing AUTOCADD or Adobe files for each of the following subjects:

2005 Government Purchased Equipment (GPE) Shop Drawings (AutoCadd files)

[Exterior Doors \(includes transom and sidelight windows\) \(1.8 MB\)](#)

There are currently a total of 2 users online as of 06:49 AM 15-May-06.

start | Inbox - Microsoft Out... | Reminder - Mon 5/15/... | ProjNet: Registered ... | Local intranet | 7:49 AM





Government Purchased Equipment (GPE)



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Government Purchased Equipment (GPE)



The how - who of FEBR & Blast Products for NEC Construction

GPE / SED
UNIT
NUMBER

- ✓ Coordinated Schedule & Markings
- ✓ Exterior Window Frame Color
- ✓ Interior Loose Stop Cover Color
- ✓ Interior Door Color
- ✓ Interior Door Swings
- ✓ Schedule for GPE shipments (One for doors & One for Windows)

DOOR																
DOOR NO.	GFI Unit (Floor Tag)	DOS CODE	ROUGH OPNG		DOOR										TYPE	PROFILE
			W	HT	PAIR	DOOR SIZE			TYPE	SWING	GLASS TYPE	MATL	FINISH			
						W	HT	T								
1000	1058B	1123	1036	2446	—	915	2395	63	D7	RHR	—	STL	S.S.	F5	STL 1	
1000A	1058A	1123	1036	2446	—	915	2395	63	D7	RHRB	—	STL	S.S.	F5	STL 1	
1001	—	—	—	—	—	915	2135	45	—	—	—	SCWD	—	—	HM	
1001A	—	—	—	—	—	915	2135	45	—	—	—	SCWD	—	—	HM	
1001B	1068C	1123	1036	2186	—	915	2135	63	D7	RHRB	—	STL	S.S.	F6	STL 1	
1012	—	—	—	—	—	915	2135	45	—	—	—	SCWD	—	—	HM	
1013	—	—	—	—	—	915	2440	45	—	—	—	SCWD	—	—	HM	
1013A	1099B	2123	1036	2186	—	915	2440	63	D1	LHRB	—	STL	S.S.	F1	STL 1	
1100	1053A	2123	1036	2186	—	915	2135	63	D1	RHRB	—	STL	S.S.	F6	STL 1	
1100A	1052.1	2123	1036	2186	—	915	2135	63	D1	RHRB	—	STL	P	F1	STL 1	
1100B	—	3111	—	—	—	915	2135	45	D1	RHRB	—	SCWD	—	F1	HM	
1101	1054.1	1123	1036	2186	—	915	2135	63	D9	RHRB	—	STL	P	F1	STL 1	
1102	—	—	—	—	—	915	2135	45	—	—	—	SCWD	—	—	HM	





OBO Management Information Forum

Questions





Overseas Buildings Operations

Management Information Forum **Change-Order Management**

Tom FitzPatrick





Change Order Management



“Prevention, People and Process”

- OBO has **moved**¹ to *share the risk*, will **avoid**² *non-traditional SOW*, will **represent**⁴ *clearly “Rights of Passage”*, will **fix**¹⁰ *customer expectations* and **move**¹³ to a *standard design equaling approved CDs in an effort to eliminate changes*.
- OBO will **look**⁸ for *Project Directors who will maintain a strong team* and insure consistency in the interpretation of contract documents.
- OBO will **pay**⁹ *more attention to the contractor’s on-site staff* to insure they have the credentials to clearly execute the terms of the contract.
- OBO will **deal**¹⁶ *appropriately with Change Orders*.
 - Issue Request for Proposal when change is identified.
 - Issue modification at field level if within the Project Director’s warrant (<\$25,000).
 - Coordinate with CO to issue mod within 30 days.
 - For REAs:
 - A/LM will provide written response acknowledging receipt of the request and indicating whether or not sufficient information has been provided for the USG to evaluate.
 - PE/CC will forward recommendation to CO within 25 days.
 - If REA decision finds merit, then issue mod within 30 days.
 - Contractor can request review by OBO/PE and/or A/LM.
 - Contractor and/or OBO can request Alternate Dispute Resolution.





OBO Management Information Forum

Questions





Overseas Buildings Operations

Management Information Forum **Operations/Maintenance** **Deliverable Package**

Chuck Fanshaw





Operations & Maintenance Deliverables

“Emphasis on OBO & Contractor Teamwork”



Design Phase:

- Commissioning requirements and qualifications of the Commissioning Authority
- Emphasis on Commissioning Plan and early involvement

• Construction Phase:

- OBO and Contractor must give **consideration**¹⁸ on the “how-to” for O&M deliverables
- Contractor will **add**¹⁹ *a commissioning staff to the on-site team and ensure that this staff is an active participant in the PRE-CON*
 - Designation of commissioning staff personnel by Contractor with emphasis on O&M as a way of thinking not simply a requirement. Goal: Smooth, high quality project turnover (Contractor to OBO to Post) and reliable facility operations!
 - Changes for 2006: Earlier O&M manual development and local staff training
 - Direct communication path to the Project Director
 - Detailed equip list w/contractor furnished extra materials list – 9 months before SC date
 - Updated Cx plan/schedule submitted – 8 months before SC date
 - Maintenance & Training Plan, O&M Manuals, spare parts list – 6 months before SC date
 - Training (formal and hands on) – 2 to 4 months before SC date
 - Maintenance plan running in the work order system (WOW) – 2 months before SC date
 - Commissioning report, as-built drawings & record documents – 1 month before SC date
 - Warranty manager mobilized and warranty book complete – Post move-in

SC = Substantial Completion Date





OBO Management Information Forum

Questions





OBO's Management Information Forum

Forum Summary

<u>Issue</u>	<u>Risk Allocation</u>
• Security Stewardship	(OBO & Contractor)
• Site Conditions	(OBO)
• Host Country Approvals	(OBO)
• Schedule Duration – 15-28 Months	(Contractor)
• RFP Discipline	(OBO)
• Currency Fluctuation	(Contractor)
• Timely Submittals	(Contractor)
• Design Changes (outside the SED)	(OBO)
• Design Review Delays	(OBO)
• Construction Permit	(Contractor)
• Timely Responses to RFI	(OBO)
• Change Order Management (schedule)	(OBO)

Read the Contract – OBO & Contractor





OBO Management Information Forum

View this presentation at:

www.state.gov/obo

